



Maldon Road, Colchester, CO3 3AQ

welcome to

Maldon Road, Colchester

This stunning character town house is situated on the ever popular Maldon Road, within walking distance of Colchester's city centre with its range of shops, cafes, restaurants and amenities. The property is also situated within close proximity of popular schools and train station.



Early viewing is advised of this spacious and well presented bay fronted character home perfectly situated for access to the city centre, amenities and transport links.

Ground floor accommodation comprises entrance hall, living room, separate dining room, kitchen and utility.

The first floor offers three good size bedrooms, bathroom and separate cloakroom.

Externally there is an enclosed rear garden and permit parking.

The property further benefits from a useful Cellar/basement.

Entrance Door To:

Entrance Hall

Stairs to first floor, built-in storage cupboard, door to stairwell to basement, doors to:

Living Room

Irregular Shaped Room 13' 3" max x 12' 9" max (4.04m max x 3.89m)

Double glazed bay window to front with fitted shutters, radiator, carpet, feature fireplace.

Dining Room

Irregular Shaped Room 12' 8" max x 9' 5" max (3.86m max x 2.87m)

Double glazed window to Lean-To/Utility, radiator, chimney breast.

Kitchen

Irregular Shaped Room 11' 2" max x 9' 1" max (3.40m max x 2.77m)

Range of white matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, space for cooker with extractor over, spaces for tall fridge/freezer and washing machine, further space for appliances, tiled floor, radiator, upvc double glazed windows to side and rear.

Utility Room

With window and door to rear.

First Floor Accommodation

Landing

Built-in storage cupboards, doors to:

Bedroom One

Irregular Shaped Room 14' 8" max x 11' 4" max (4.47m max x 3.45m)

Upvc double glazed bay window to front with fitted shutters, radiator, built-in cupboard, feature fireplace, carpet.

Bedroom Two

Irregular Shaped Room 12' 7" max x 10' max (3.84m max x 3.05m)

Sash window to rear, radiator, carpet.

Bedroom Three

Irregular Shaped Room 11' 5" max x 9' max (3.48m max x 2.74m)

Sash windows to side and rear, radiator, carpet.

Family Bathroom

Three piece suite comprising panel enclosed bath, wash hand basin set into vanity cupboard and shower cubicle, tiled walls and floor, upvc double glazed window to front, radiator.

Cloakroom

Low level w.c., tiled walls and floor, heated towel rail, window to side.

Basement

There is a cellar/basement with bay window to front and storage.

Outside

The property benefits from a walled rear garden and permit parking.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



view this property online williamhbrown.co.uk/Property/CCS121648



welcome to

Maldon Road, Colchester

- Bay Fronted Family Home
- Two Reception Rooms
- Three Good Size Bedrooms
- Cellar/Basement
- Walled Rear Garden
- Permit Parking
- Popular Location Close To City Centre

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121648



Property Ref:
CCS121648 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk