



42 Wimpole Road, Colchester, Essex. CO1 2DL.

Elevated and commanding a favourable position in the heart of Colchester's historic and vibrant city centre, resides this handsome three bedroom bay-fronted period home. Set within street home to an array of charming period property and opposite a picturesque church, this home offers a wealth of reception and bedroom space throughout. This excellent home is favourably positioned within moments of the city centre, with a wealth of amenities, shops, restaurants and bars within easy reach. It is also well-connected to London Liverpool Street Station, with Colchester's City Centre Station a short walk away. This home is not to be missed and must be viewed to be appreciated in its entirety.

- A Handsome Three Bedroom Bay-Fronted Terrace Home In An Elevated Position
- Two Reception Rooms
- Cast Iron Log Burner & Period Charm
- Traditional Kitchen With Space For Appliances
- Utility Room & Ground Floor Cloakroom
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Bathroom
- Generous Private & Enclosed, West Facing Rear Garden
- Residents Permit Parking
- Offers With No Onward Chain!



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, stairs to first floor, doors and access to:

Reception Room/Dining Room



4.34m x 3.1m (14' 3" x 10' 2") Feature bay window to front aspect, wood floor, radiator, glazed double doors to:

Living Room/Second Reception Room



4.06m x 3.96m (13' 4" x 13' 0") Window to rear aspect, feature fireplace inclosing cast iron log burner, radiator, door to:

Kitchen



4.34m x 2.39m (14' 3" x 7' 10") A traditional fitted kitchen comprising of; a range of fitted base and eye level units with worksurfaces over, drawers under, tiled splash back, space under counter for further appliances, dual range cooker, tiled floor, window to side aspect, glazed door to side aspect, door and access to:

Utility Room

1.96m x 1.47m (6' 5" x 4' 10") Window to rear aspect, space under counter for washing machine & further appliance, door and access to:

Ground Floor W.C

1.96m x 1.47m (6' 5" x 4' 10") Window to rear aspect, tiled walls, vanity wash hand basin, W.C

First Floor

Landing

Stairs to ground floor, loft access, airing cupboard, doors and access to:

Property Details.

Master Bedroom



14' 6" x 13' 1" (4.42m x 3.99m) Bay window to front aspect and further window, wall mounted gas boiler, radiator

Bedroom Two



12' 9" x 9' 2" (3.89m x 2.79m) Window to rear aspect, radiator

Bedroom Three



7' 11" x 7' 0" (2.41m x 2.13m) Window to rear aspect, radiator

Family Bathroom



Window to side aspect, panel bath with shower over, W.C., pedestal wash hand basin, radiator, tiled walls

Outside, Garden & Parking



Outside, a large and private enclosed, West facing rear garden awaits. The garden commences with a large patio area, providing the suitable place for outdoor seating and dining furniture. The remainder of the garden is predominately laid to lawn, with boundaries enclosed by panel fencing and secure gated side access leads to the front of the property.

Parking is accessible on road via a residents permit parking scheme.

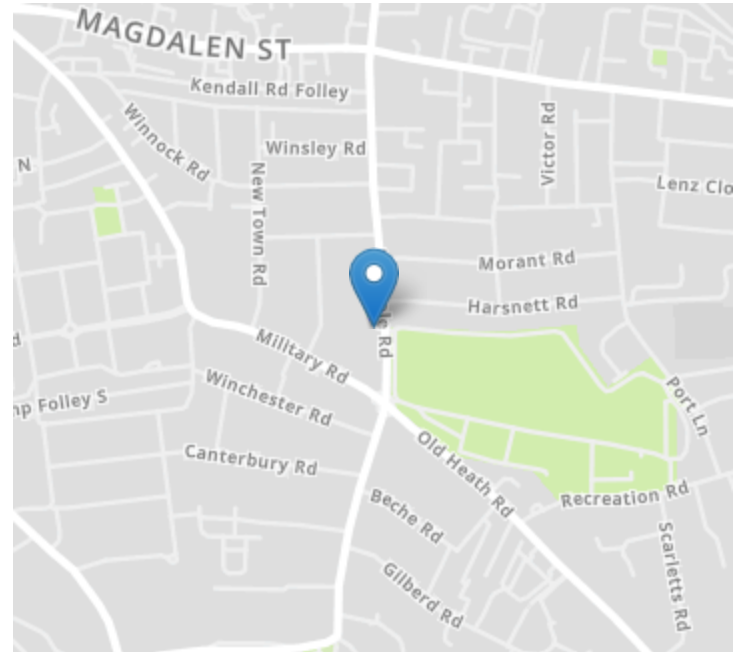
Additional Information

Please note the floorplan and EPC are awaited and will be uploaded to the listing shortly.

Property Details.

Floorplans

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.