



- Sought After Hamilton School Catchment
- Beautifully Present Throughout
- Three Double Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Modern Fitted Kitchen
- West Facing Garden
- Walking Distance Of Town & Railway Station
- Must Be Viewed To Be Appreciated

**39 Wickham Road, Colchester, Essex.
CO3 3ED.**

An extremely deceptive and beautifully presented three bedroom terraced property residing in this highly sought after road, within walking distance of the Town, Station and Hamilton Primary School. This stunning home features an array of spacious, charming accommodation spread over three floors including two reception rooms, a modern fitted kitchen, two stylish bathrooms and a delightful West facing garden. Viewings are advised at the very earliest opportunity to avoid disappointment.



Property Details.

Ground Floor

Entrance Porch

Of an attractive gable fronted construction with tiled flooring, door to;

Living Room



11' 11" x 10' 9" (3.63m x 3.28m) UPVC window to front with bespoke shutters to remain, feature fire place, stripped wood floor, TV and telephone points, radiator.

Dining Room



11' 11" x 11' 1" (3.63m x 3.38m) UPVC window to rear with bespoke shutters to remain, under stairs storage cupboard, stripped wooden floor, radiator.

Kitchen



10' 3" x 6' 5" (3.12m x 1.96m) Door to garden, two UPVC windows to side, range of base and eye level units with roll edge work surface over, electric oven, four ring gas hob, tiled splash backs, integrated fridge/freezer, plumbing for dish washer and washing machine.

Bathroom



UPVC window to rear, pedestal wash hand basin, low level WC, over sized bath with mixer tap and shower over, boiler cupboard, radiator.

First Floor

Landing

Stairs to second floor.

Property Details.

Bedroom One



11' 10" x 11' 2" (3.61m x 3.40m) UPVC window to rear, bespoke shutters to remain, radiator, steps down to:

EnSuite



UPVC window to rear with bespoke shutters to remain, part tiled walls, low level WC, pedestal wash hand basin, walk in double shower cubicle, radiator.

Bedroom Two

10' 7" x 8' 2" (3.23m x 2.49m) UPVC window to front with bespoke shutters to remain, stripped wooden floor, radiator.

Second Floor

Bedroom Three



UPVC window to rear, Velux window to front, two eaves storage cupboards, radiator.

Outside

To the front of the property there is a small front garden enclosed by a brick wall, with a path leading to the front door.

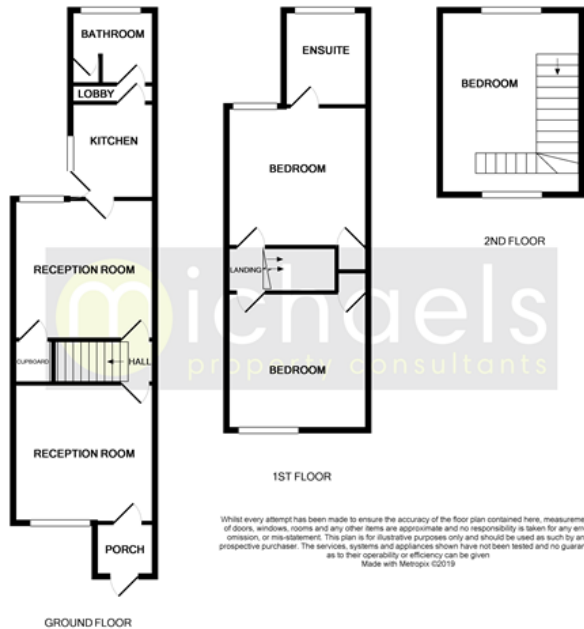
Rear Garden



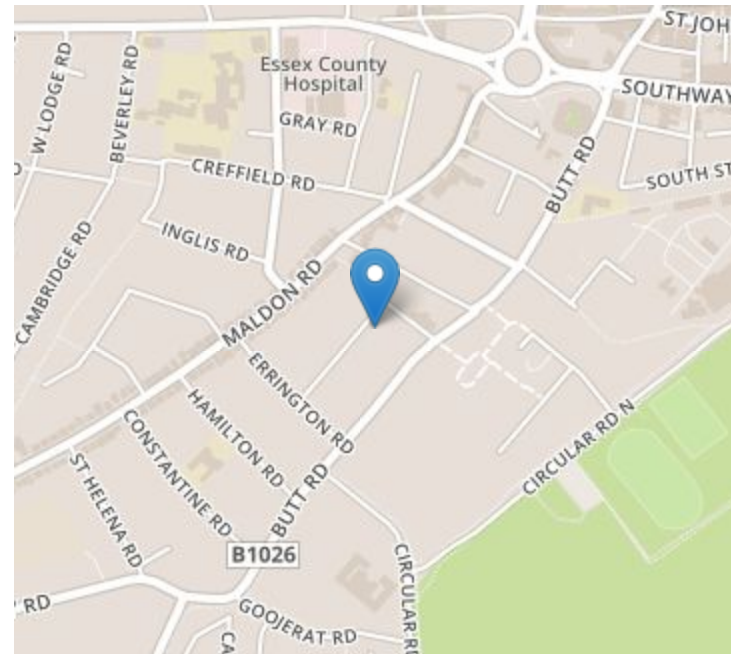
The beautifully kept west facing rear garden has been tastefully sections with many flower beds and beautifully features, there are two seating areas and the far end of the garden there is a garden shed and gate to the rear access, the garden also has a tap and is fully enclosed by panel fencing.

Property Details.

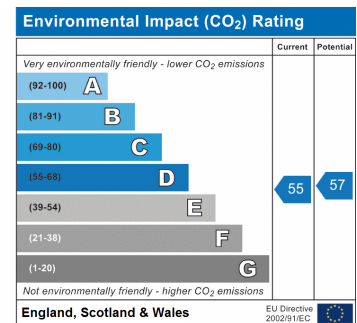
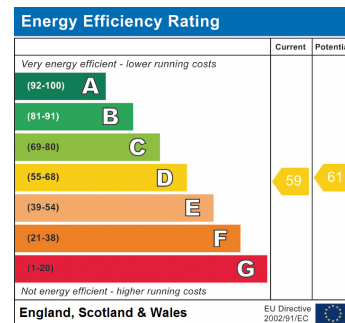
Floorplans



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.