



- Prime North Colchester Position
- Within Close Proximity To North Station
- Suitable For A First Time Buyer Or Working Professional
- Residents Permit Parking
- An Excellent Example Of A Three Bedroom Semi-Detached Family Home
- Ground Floor Bathroom Suite
- Outside Workshop & Greenhouse
- Three Generous Bedrooms
- Walking Distance Of Colchester North Station & General Hospital

## 40 Hugh Dickson Road, Colchester, Colchester, Essex. CO4 5DE.

**\*\* Guide Price £300,000 to £325,000 \*\*** Located to the north of Colchester, this three-bedroom semi-detached house is ideal for working professionals. The home is just minutes from Colchester's mainline train station, offering fast links to London Liverpool Street in under an hour. Other nearby amenities include Colchester General Hospital, Turner Rise Retail Park, and the city centre. The property offers generous accommodation throughout and is situated in a highly sought-after area of Colchester. The ground floor comprises an entrance hall leading to the front reception room, which features a fireplace, a well-equipped fitted kitchen with ample worktop and storage space, and a ground-floor bathroom. Upstairs, there are three spacious bedrooms.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Hallway

### Living Room



12' 3" x 10' 0" (3.73m x 3.05m)

### Kitchen



11' 0" x 8' 8" (3.35m x 2.64m)

## Bathroom



7' 10" x 4' 7" (2.39m x 1.40m)

## First Floor

### Landing

### Bedroom One



15' 11" x 12' 7" (4.85m x 3.84m)

# Property Details.

## Bedroom Two



14' 7" x 7' 10" (4.45m x 2.39m)

## Bedroom Three



8' 8" x 7' 9" (2.64m x 2.36m)

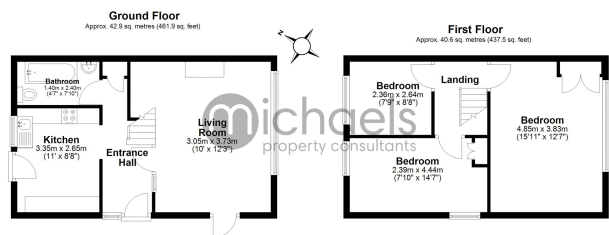
## Outside



Externally, the property boasts a tiered, low-maintenance rear garden, enclosed by fencing and featuring several patio areas, ideal for outdoor furniture. The remainder of the garden is laid to lawn and includes a timber workshop and a greenhouse, both of which are to remain. To the front, there is a small hardstanding garden and residents' permit parking.

# Property Details.

## Floorplans



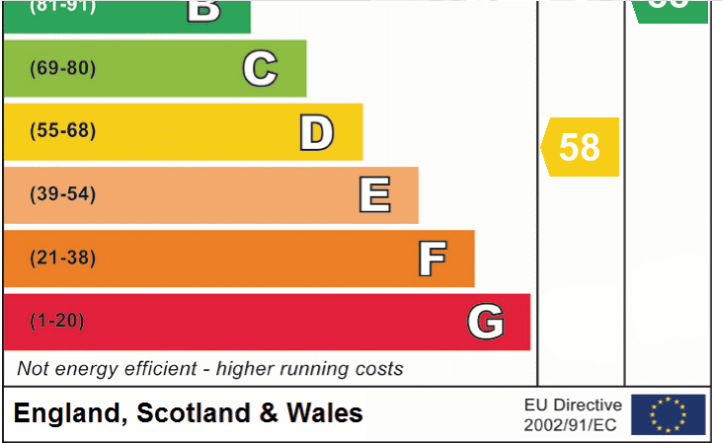
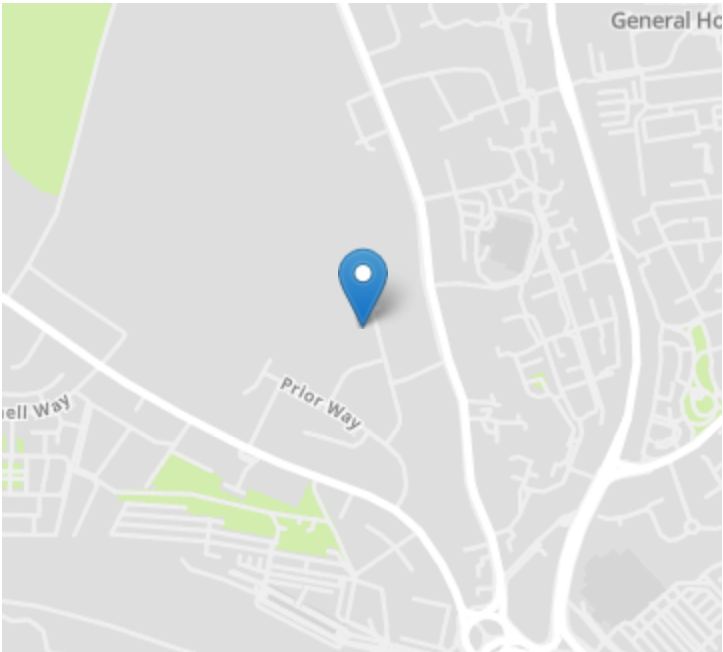
Total area: approx. 83.6 sq. metres (899.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

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**Hugh Dickson Road, Colchester**

## Location



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.

