



- Two Bedroom Terrace Home Situated In Central Colchester
- Located Close To An Array Of Primary & Secondary School Options
- City Centre Location & Close To An Array Of Useful Shops, Amenities & Transport Links
- Reception Room
- Open Plan Living/Dining/Kitchen
- Downstairs Cloakroom
- Two Double Bedrooms
- First Floor Bathroom
- South-West Facing Garden

## 78 Wickham Road, Colchester, Essex. CO3 3EE.

Wickham Road, CO3 – Central Colchester - NO ONWARD CHAIN Charming Two-Bedroom Period Home in a Prime City Centre Location Nestled in the heart of Central Colchester, this delightful two-bedroom middle-terrace period property offers the perfect blend of character and modern convenience. The home welcomes you with a cosy reception room, ideal for relaxing or entertaining. To the rear, you'll find a spacious open-plan living, dining, and kitchen area — perfect for contemporary living. The kitchen boasts ample storage, a tiled splashback, and dedicated space for appliances. A convenient ground floor W.C. adds practicality to the layout. Upstairs, the property features two generously sized double bedrooms. The bathroom, accessed via the master bedroom, can function as a private en-suite thanks to the additional ground floor W.C.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Reception Room



10' 10" x 10' 10" (3.30m x 3.30m)

### Living Area



13' 8" x 10' 10" (4.17m x 3.30m)

### Dining Area



10' 10" x 6' 9" (3.30m x 2.06m)

## Kitchen



10' 10" x 3' 9" (3.30m x 1.14m)

## Study

7' 1" x 6' 9" (2.16m x 2.06m)

## Rear Lobby

## Cloakroom



## First Floor

## Landing

# Property Details.

## Master Bedroom



11' 0" x 10' 10" (3.35m x 3.30m)

## En-Suite



10' 10" x 6' 9" (3.30m x 2.06m)

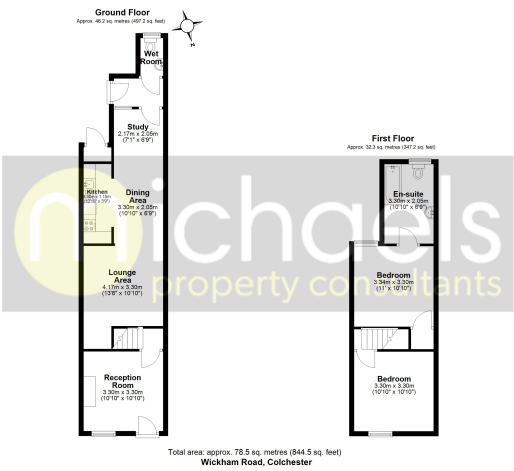
## Bedroom Two



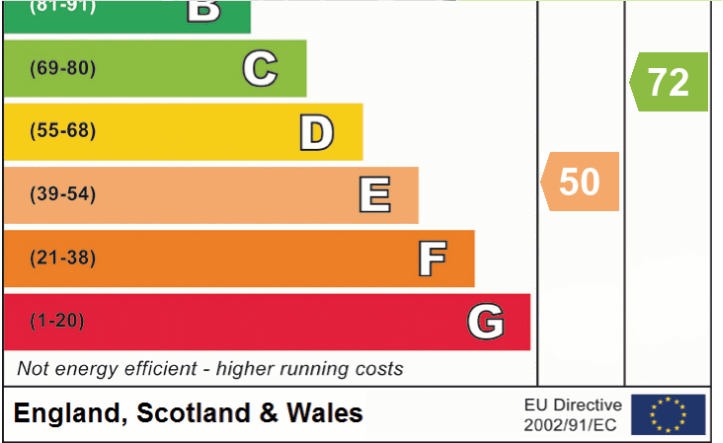
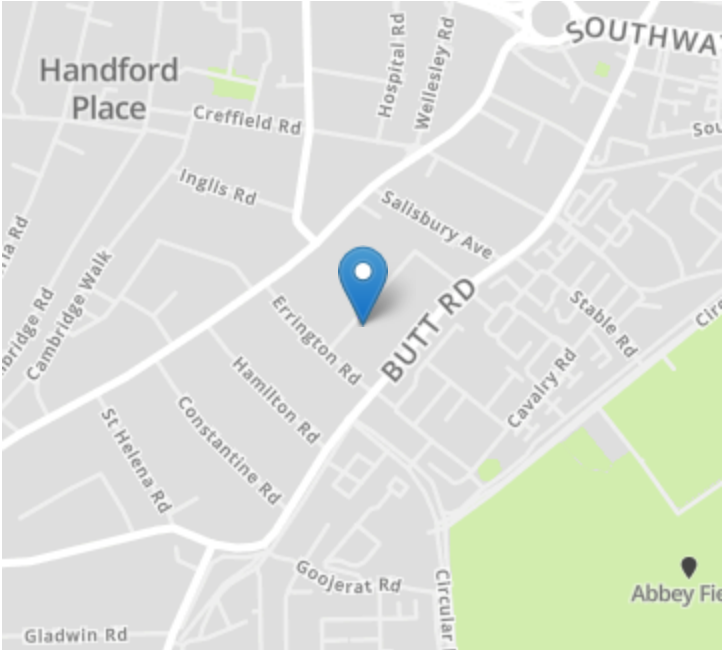
10' 10" x 10' 10" (3.30m x 3.30m)

# Property Details.

## Floorplans



## 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.