



- Highly Sought After Maldon Road Position
- Handsome Three Bedroom Semi Detached Period Home
- Two Reception Rooms & Conservatory
- Ground Floor Cloak Room
- Private Driveway & Garage
- Large & Generous Rear Garden
- No Chain

**116 Maldon Road, Colchester, Essex.  
CO3 3AW.**

Guide Price: £375,000 - £400,000 - A rare opportunity to purchase this attractive three-bedroom semi-detached period property, occupying a prominent position on the highly sought-after Maldon Road. Ideally located within easy reach of Colchester Town Centre, the mainline station, and a range of well-regarded schools, this home offers both convenience and charm. While the property would benefit from some internal cosmetic updates, it is presented in excellent order throughout and offers generous living space, making it well suited to a growing family.



# Property Details.

## Ground Floor

### Entrance Hall

### Living Room



11' 4" x 12' 2" (3.45m x 3.71m)

### Dining Room



12' 2" x 12' 2" (3.71m x 3.71m)

### Kitchen



10' 8" x 16' 5" (3.25m x 5.00m)

## Conservatory



9' 11" x 6' 7" (3.02m x 2.01m)

## First Floor

### Landing

### Master Bedroom



11' 2" x 12' 2" (3.40m x 3.71m)

### Bedroom Two



12' 2" x 9' 1" (3.71m x 2.77m)

# Property Details.

## Bedroom Three



10' 8" x 8' 2" (3.25m x 2.49m)

## Bathroom



7' 6" x 7' 11" (2.29m x 2.41m)

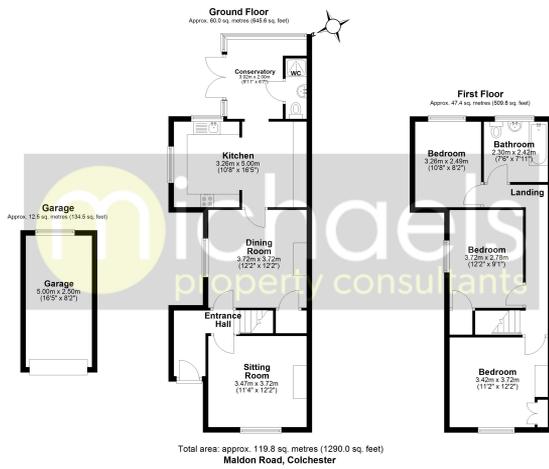
## Outside

### Garage

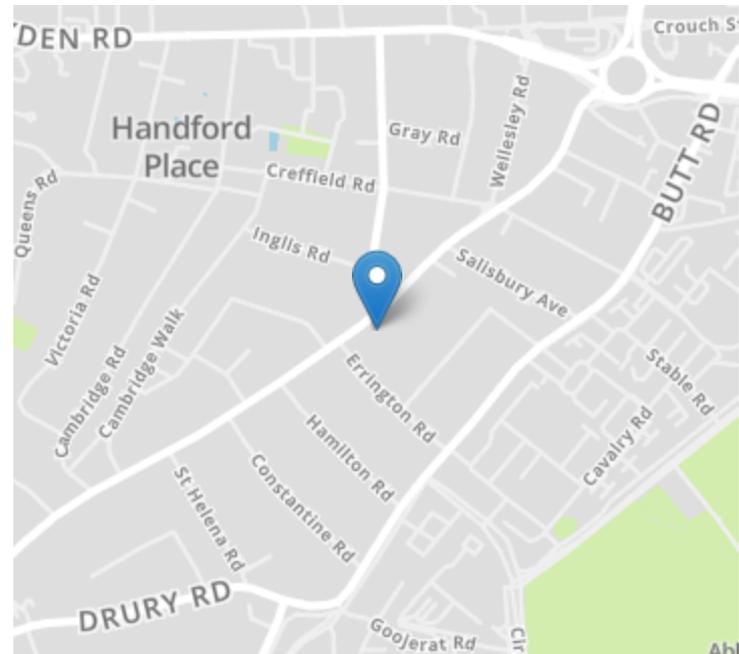
16' 5" x 8' 2" (5.00m x 2.49m)

# 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.