



- GUIDE PRICE £350,000 - £375,000
- A Stunning, Stylish Victorian Terraced House
- Extended, Adapted And Improved Throughout
- 24ft Lounge/Diner With Feature Log Burner
- Kitchen And Breakfast Room
- Modern Four Piece Bathroom Suite
- Terrace Overlooking Garden
- Sizeable Rear Garden
- No Chain
- Sought After Maldon Road District

**69 Wickham Road, Maldon Road District, Colchester, Essex. CO3 3EE.**

A truly stunning example of a meticulously extended, adapted and upgraded spacious Victorian home, residing in the highly sought after Maldon Road district located within minutes of the Colchester Town Centre, Train Station and some of the countries finest schools. This exceptional home now offers a range of stylish accommodation spread across three floors and has been finished to the highest of standards offering fantastic fitments and appliances throughout.



# Property Details.

## Ground Floor

### Open Plan Living-Dining Area



24' 5" x 12' 6" (7.44m x 3.81m) With windows to front and rear aspect, wood effect flooring, stairs rising to first floor with storage under, doorway leading to;

### Breakfast Room



10' 6" x 8' 8" (3.20m x 2.64m) With double doors to lean to, wood effect flooring, space for breakfast table, open to;

## Kitchen



13' 7" x 7' 7" (4.14m x 2.31m) With window to side and rear, door leading to garden, a range of matching eye level and base units with drawers and square edge worktops over, inset sink, a range of appliances to include a Fisher & Paykel gas range cooker, Fisher & Paykel fridge/freezer, space for dishwasher, washing machine and tumble dryer, tiled floor.

## First Floor

### Landing

With stairs rising to second floor, doors to;

### Bedroom One



12' 5" x 11' 11" (3.78m x 3.63m) With two windows to front aspect, wood effect floor, wall hung feature radiator.

# Property Details.

## Bedroom Two



11' 3" x 7' 8" (3.43m x 2.34m) With window to rear aspect, radiator.

## Bathroom



A stunning four piece bathroom suite with Velux window, Roca bath tub and taps, enclosed cistern WC, wash hand vanity basin, chrome heated towel rail, enclosed shower cubicle, glazed door leading to terrace.

## Second Floor

### Second Floor Landing

With window to rear aspect, door to;

## Bedroom Three



17' 5" x 12' 1" (5.31m x 3.68m) With two windows to front aspect, window to rear, radiator, wood effect floor, eaves storage.

## En-Suite Shower Room

With obscure window to rear, tiled floor and part tiled walls, shower cubicle, wash hand vanity basin, close coupled WC.

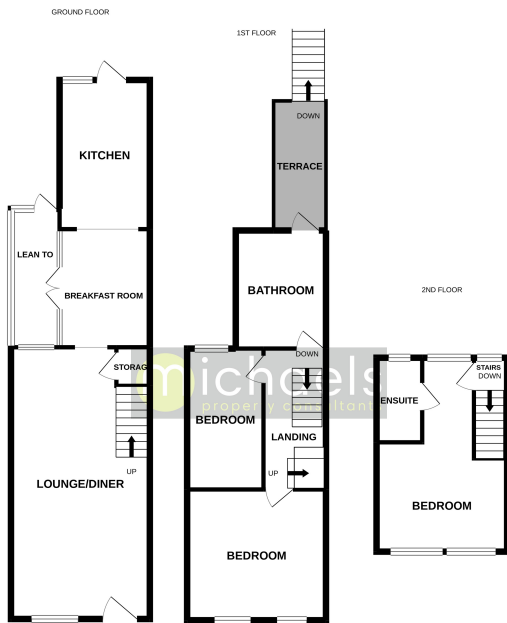
## Outside

### Rear Garden & Parking

Outside, to the rear, there is a generous rear garden which is enclosed by panel fencing and offers a generous patio area - ideal for outdoor entertaining. To the front there is a handsome front courtyard and parking can be found on street

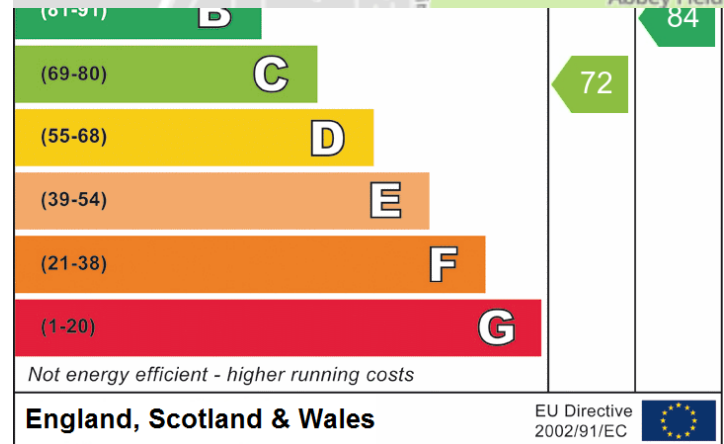
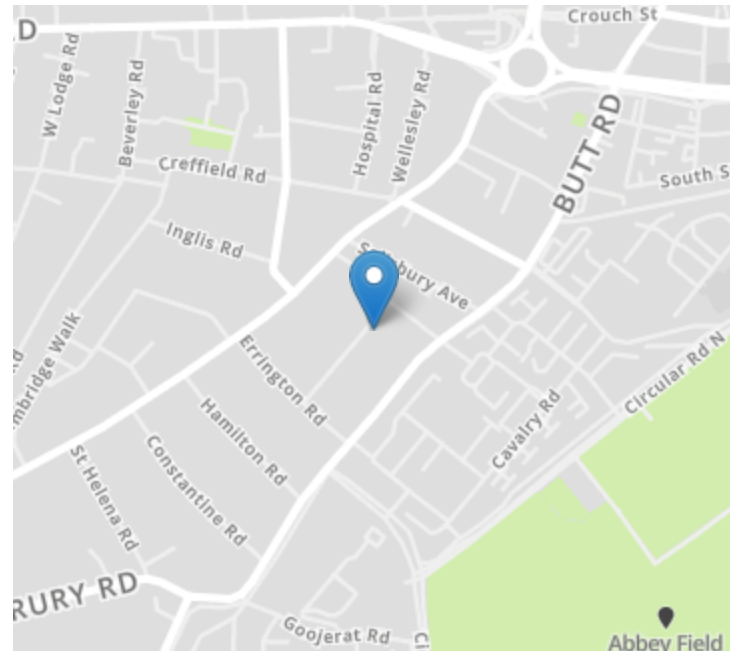
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Hingeplan 12/2011

## 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.