



- Victorian Middle Terrace Property
- Maldon Road District
- Excellent School Catchment
- Two Reception Rooms
- Two Double Bedrooms
- Generous Garden
- Large Shed/Summer House
- No Onward Chain

## 46 Wickham Road, Colchester, Essex. CO3 3ED.

A rare opportunity has arisen to purchase this beautiful Victorian two double bedroom middle terrace property, located in the popular Maldon Road district and within walking distance of Colchester's Town Centre and some of the country's finest private and comprehensive schooling. This home has two well proportioned reception rooms, kitchen, a tiled shower room and two good size double bedrooms. There is also a large garden to the rear of the property which is enclosed and has been landscaped with the added bonus of a large shed/summer house. As previously mentioned, schooling in the area is excellent and falls within the very selective catchment area of Hamilton Primary School.





# Property Details.

## Ground Floor

### Living Room



11' 0" x 10' 11" (3.35m x 3.33m) With UPVC window to front, radiator, strip wood floor, feature cast iron fireplace, door to;

### Inner Hallway

Stairs to first floor and doors to;

### Dining Room



11' 2" x 11' 0" (3.40m x 3.35m) With UPVC window to rear, radiator, strip wood floor, two under stairs storage cupboards, door to;

## Kitchen



6' 7" x 6' 2" (2.01m x 1.88m) With window and door to side, radiator, tiled floor, base units with drawers and worktops over, inset sink, space for kitchen appliances.

## First Floor

### Half Landing

With doors to;

### Bedroom One



11' 2" x 10' 9" (3.40m x 3.28m) With UPVC window to rear, radiator, built in storage cupboard, door to;

# Property Details.

## En-Suite Shower Room



Fully tiled shower room with UPVC window to rear, radiator, walk in shower cubicle, wash hand basin, close coupled WC.

## Bedroom Two



10' 11" x 10' 9" (3.33m x 3.28m) With UPVC window to front, radiator, built in storage cupboard.

## Outside

### Utility Area

5' 1" x 3' 6" (1.55m x 1.07m) Ideal space with space and plumbing for washing machine.

### Outside WC

With low level WC.

## Rear Garden



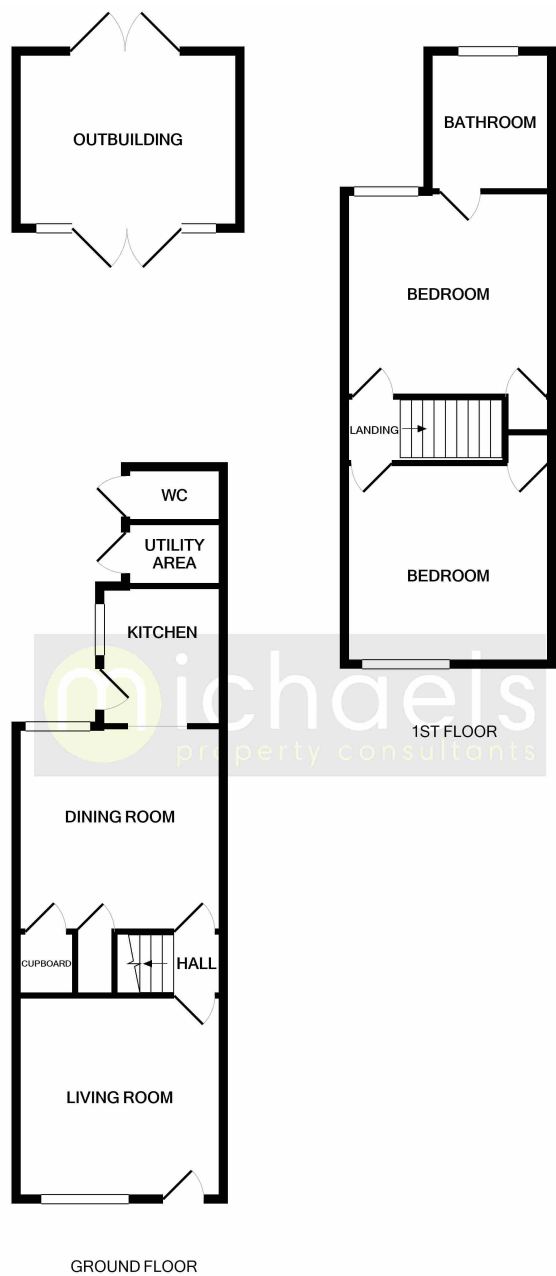
A good sized rear garden with a covered decking area leading to lawn. The garden is enclosed by fencing with a large shed/summer house to the rear.

The shed/summer house measures 11ft10 x 9ft8



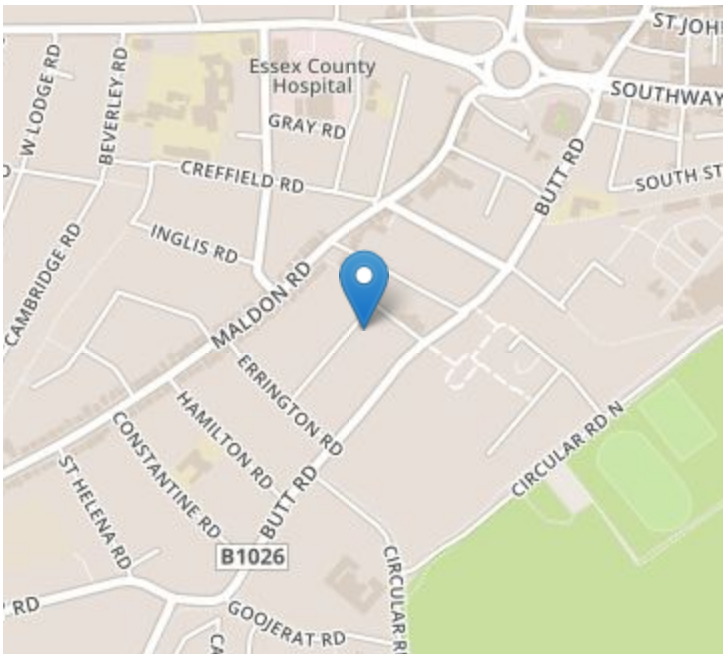
# Property Details.

## Floorplans

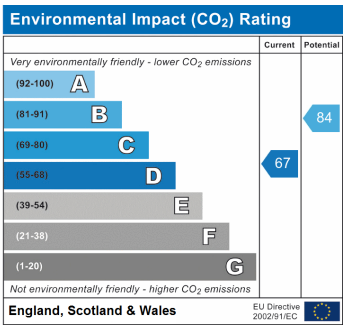
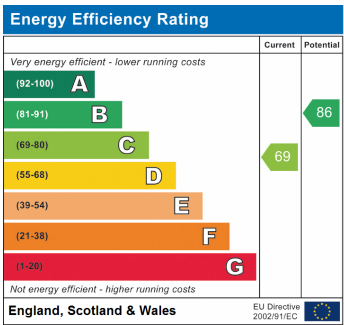


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.