

oakheart

£260,000

Guide Price

Wickham Road, Colchester



GUIDE PRICE: £260,000 - £270,000.

Situated on the ever-popular Wickham Road in the sought-after CO3 area of Colchester, this spacious and well-presented two-bedroom terraced home offers an excellent opportunity for first-time buyers, families, or investors alike. The property benefits from a convenient location within easy reach of Hamilton Primary School, Colchester City Centre, and Colchester Town Station, providing direct rail links into London Liverpool Street.

The ground floor accommodation comprises a generous open-plan lounge and dining area, creating a bright and versatile living space ideal for both relaxing and entertaining. To the rear, a well-equipped modern galley kitchen features contemporary units and sleek worktops, with access leading through to a practical utility area. Completing the ground floor is a stylish and modern family bathroom.

Upstairs, the first floor offers a spacious landing with a large

storage cupboard and access to the loft. The principal bedroom is a well-proportioned double room benefiting from a built-in cupboard, alongside a further double bedroom.

Externally, the property boasts a generous rear garden, commencing with a spacious patio area perfect for outdoor dining, leading onto a substantial lawned garden. To the front, the property benefits from on-street permit parking.



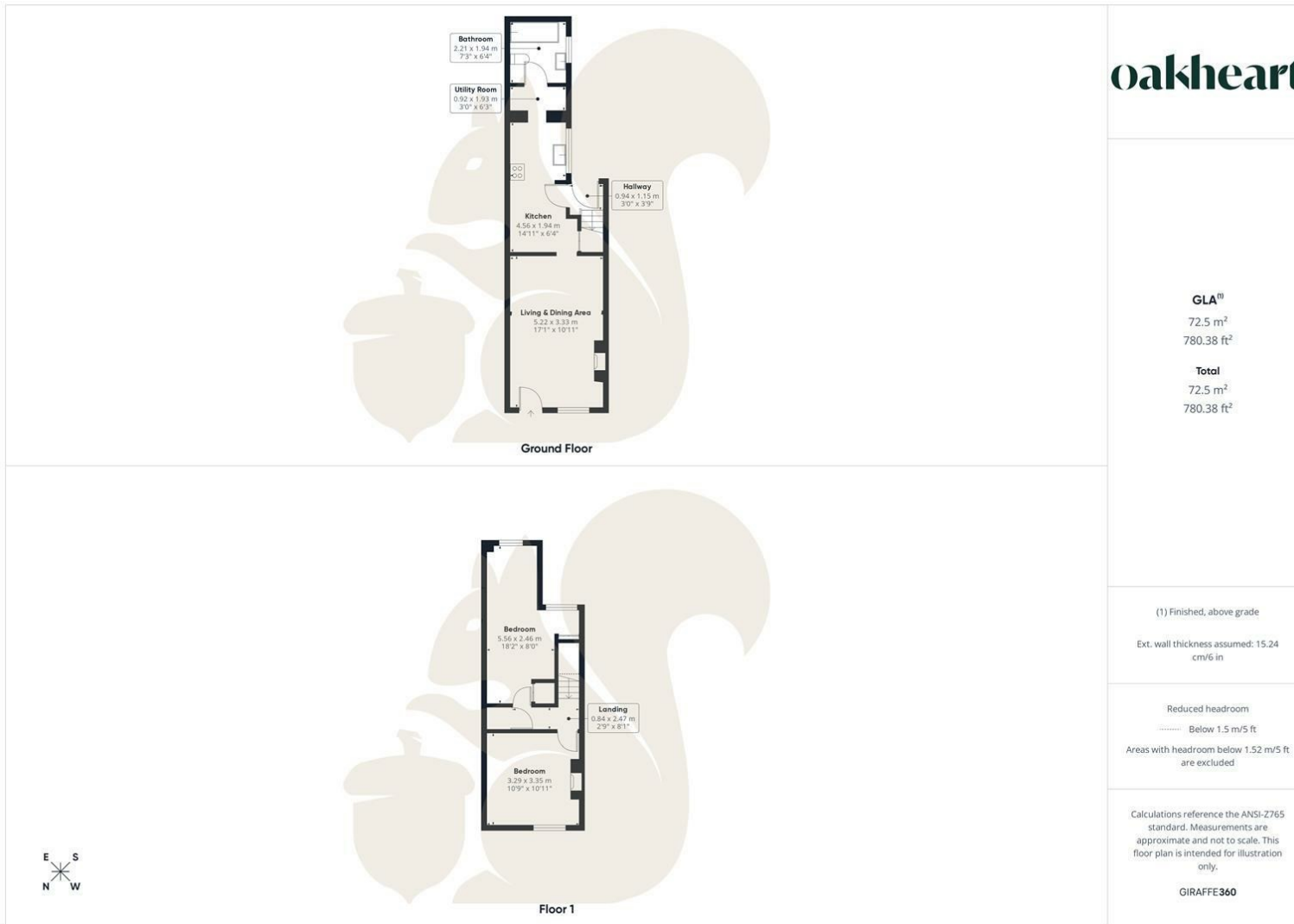






OH
YES.





oakheart

GLA[®]
72.5 m²
780.38 ft²

Total
72.5 m²
780.38 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart