



Wimpole Road, Colchester

****Chain Free**** A thoughtfully designed and immaculately refurbished 3-bedroom Victorian home within striking distance of Colchester's city centre.

Guide price £280,000

Wimpole Road

Colchester, CO1



- Fully refurbished throughout
- 2 reception rooms
- Chain Free
- High quality finish
- Contemporary bathroom suite
- Private garden without right of access (unusual for a property of this type)
- 3 bedrooms
- Sunny garden

The Property

Upon entering the property, you are immediately struck by the impeccable quality of its recent renovation. The living room is well-proportioned, bright, and inviting, setting the tone for the rest of the home. Adjacent to this space is a second reception room—ideal for a dining area—offering versatility and a seamless flow between the living spaces. Both rooms are tastefully decorated in neutral tones, complemented by plush carpets underfoot for added comfort.

To the rear, a stylish galley-style kitchen provides ample storage and workspace. Featuring wood-effect flooring, elegant wooden worktops, and eggshell white cabinetry, the kitchen is further enhanced by a chic tiled backsplash. A utility area, conveniently positioned between the kitchen and bathroom, offers access to the rear garden.

Completing the ground floor is a contemporary bathroom, finished to the same high standard found throughout the home.

Ascending to the first floor, you'll find three well-appointed bedrooms. The principal bedroom, situated at the front of the property, is a spacious and inviting double. The second bedroom also offers generous proportions, while the third overlooks the garden—perfectly suited as a nursery, study, or home office.

The Outside

To the rear, there is a generously sized, sunny and easy-to-maintain garden that is laid to lawn with a pathway up the centre. Rear access can also be gained via a shared alley way.

The Area

With its vibrant mix of entertainment, dining, and transport options only a stones throw away, this location is a bustling hub both day and night. Enjoy a variety of activities, from the Mercury Theatre to the Minories Art Gallery, ensuring there's always something for everyone. Within walking distance, you'll find a fantastic range of eateries, from traditional pubs to modern restaurants like The George Hotel and The Old Siege House Bar and Brasserie. Excellent transport links are a highlight, with Colchester North Station just a short stroll away, offering straightforward access to London and other major cities. Regular bus services also make exploring the wider region convenient and easy

Further Information

Tenure - Freehold

Council Tax - Colchester Band B

Construction - Brick

Mains Water, Gas, Electric and Sewerage

Sellers position - No onward chain

On road parking - Permit required

Please note this property has been virtually staged in places for marketing purposes and may not be to scale



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Key energy efficient - lower running costs		Current	Potential	Key environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	