

45 Winchester Road, Colchester, CO2 7LL



**Freehold**

Guide Price

**£350,000**

Subject to contract

3 bedrooms  
2 reception rooms  
1 bathroom



Offering potential for redevelopment subject to the necessary planning consent is this 3 bedroom detached house situated on a good size plot 0.16 of an acre.

# Some details

## General information

Located providing straight forward access to Colchester town centre is this three bedroom detached Victorian home situated in a good sized plot 0.16 of an acre, with a large side garden offering potential for further development subject to the necessary planning consent.

The property which is offered for sale with on-going chain is in need of refurbishment with the existing accommodation in brief comprising of entranced door into the hallway which has stairflight to first floor, radiator, understairs storage cupboard and doors leading off to the lounge, dining room and the kitchen. The lounge has a bay window to front, radiator and feature fireplace. The dining room has a radiator, feature fireplace, French door leading onto a lean to and a fitted cupboard. The kitchen has a radiator, range of worksurfaces with cupboard under and door to utility area which has a door to the rear porch as well as a door to the outside.

To the first floor there is a landing with access to the 3 bedrooms and a shower room. Bedroom one has a feature fireplace, picture rail and fitted cupboard. Bedroom two has a feature fireplace and picture rail. Bedroom three has a window to front. The shower room is of a good size and has a low level w.c, tiled shower cubicle, picture rail, wash hand basin and radiator.

## Entrance hall

15' 5" x 5' 4" (4.7m x 1.63m)

## Lounge

13' 5" x 11' 9" (4.09m x 3.58m)

## Dining room

12' 9" x 10' 9" (3.89m x 3.28m)

## Kitchen

9' 6" x 8' 0" (2.9m x 2.44m)

## Utility room

8' 1" x 8' 0" (2.46m x 2.44m)

## Lean to

9' 4" x 4' 5" (2.84m x 1.35m)

## Outside w.c

## First floor landing

8' 7" x 6' 4" (2.62m x 1.93m)

## Bedroom one

12' 4" x 11' 9" (3.76m x 3.58m)

## Bedroom two

12' 9" x 10' 9" (3.89m x 3.28m)

## Bedroom three

7' 0" x 6' 4" (2.13m x 1.93m)

## Shower room

9' 6" x 8' 0" (2.9m x 2.44m)

## The outside

To the immediate front of the property is a small garden with a gate leading to a path to the front door. To the left hand side of the property there is a large side garden with double gated access leading to a parking area with the garden extending round to the rear of the property which is predominately laid to lawn and enclosed by wooden panel fencing and walling. The garden measures about 80ft in depth with the plot extending to the left hand side of the property providing ample potential for further development, subject to the necessary planning consent.

## Where?

The property is situated in the popular area of New Town to the south of Colchester's town centre providing straight forward access to Colchester town itself with a wide range of shopping and leisure facilities and also straightforward access to Colchester Town railway station with good links for the commuter.

## Important information

Council Tax Band - C

Services - We understand that mains gas, water, electricity and drainage connected to the property.

Tenure - Freehold

EPC - Pending

## Directions

Proceed out of Colchester along the Military Road turning right into Lisle Road, left into Winchester Road where the property will be seen further along on the left hand side. Ref: 30993JBG/ss

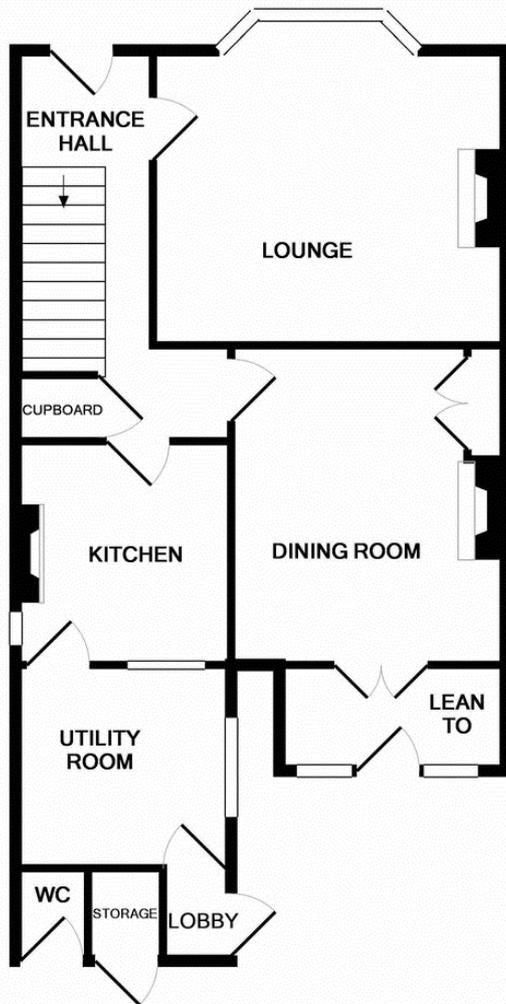
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

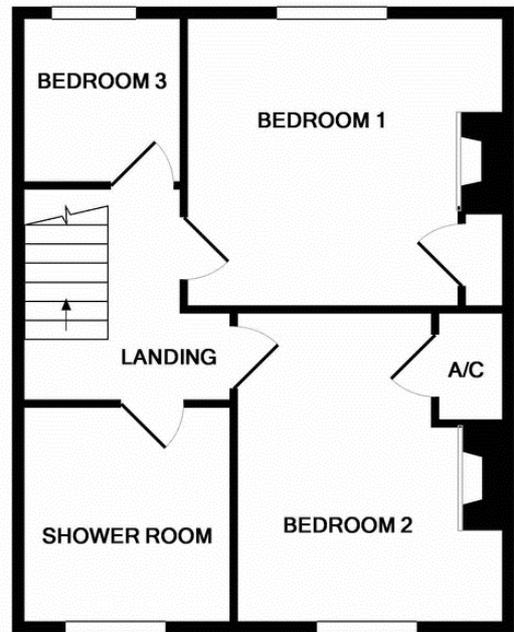
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## Viewing

To make an appointment to view this property please call us on 01206 763 388.



GROUND FLOOR



1ST FLOOR

45 WINCHESTER ROAD, COLCHESTER, ESSEX, CO2 7LL

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To find out more or book a viewing

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Particulars of 45 Winchester Road, Colchester, CO2 7LL

