

61 Wimpole Road, Colchester, CO1 2DN



Freehold

Guide Price

£350,000

Subject to contract

Beautifully presented

3 bedrooms

Living/dining room

Kitchen/breakfast room





## Some details

### General information

Occupying an excellent position within easy reach of the local recreation ground, schools, railway station and town centre, a three bedroom family home, of some character, having been tastefully refurbished over recent years.

The entrance hall has stairs to the first floor and double doors giving access to the lounge/dining room, a dual aspect room with bay window to the front, fireplace with display mantle and to either side bespoke storage cupboards and display shelving. There is a storage cupboard under the stairs and glazed double doors opening to the garden.

The refitted kitchen/breakfast room has worksurfaces with cupboards and drawers under, inset butler sink, built-in double oven and grill, hob with cooker hood over, integrated fridge/freezer, dishwasher and washing machine.

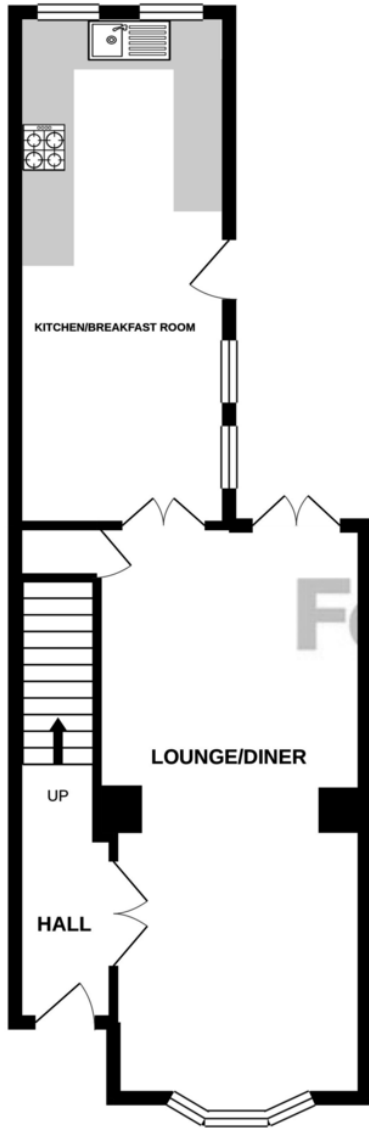
On the first floor the landing has a shelved linen cupboard. The front facing bedroom has a triple fitted wardrobe, bedroom two has a fireplace with display mantle and fitted bunk beds and bedroom three overlooks the garden.

The spacious bathroom has a panel bath with separate shower over, vanity unit with inset wash basin, wc and part tiled walls.

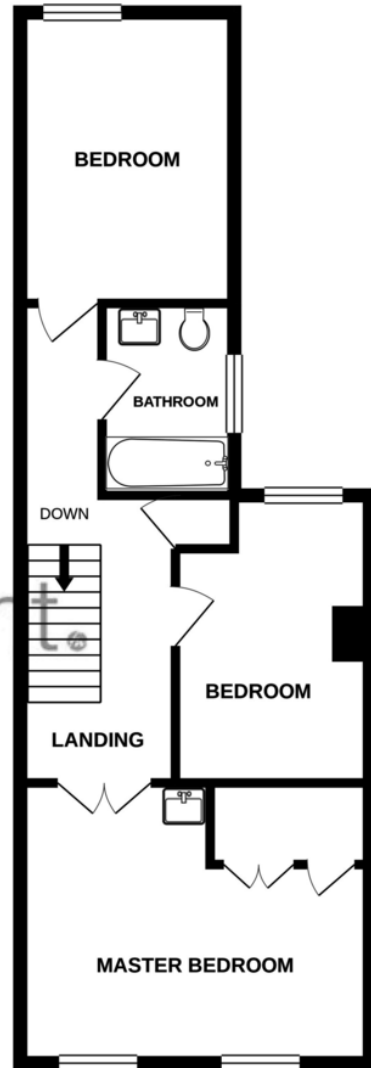


A spacious family home,  
of some character,  
having been tastefully  
refurbished and  
improved over recent  
years.

GROUND FLOOR



1ST FLOOR



Fenn Wright

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021



Entrance hall

Lounge/dining room

26' x 10' 6" (7.92m x 3.2m)

Kitchen/breakfast room

21' 6" x 8' 9" (6.55m x 2.67m)

Landing

Bedroom one

14' x 11' 8" (4.27m x 3.56m)

Bedroom two

12' 10" x 8' 5" (3.91m x 2.57m)

Bedroom three

12' 6" x 8' 9" (3.81m x 2.67m)

Bathroom

8' x 5' 9" (2.44m x 1.75m)



Stay ahead  
with early bird  
alerts...

Hear about homes for sale  
**before** they are advertised  
on Rightmove, On the Market  
or in the paper.





### The outside

To the front of the property the garden is mainly retained by low walling with a pathway to the front door and gravelled area to one side. The easy to manage rear garden has an attractive patio beyond which is astro turf and flower beds and there is a useful home office/studio offering an excellent space for a variety of uses, measuring approximately 14' x 10'6" with rear access.

### Location

The property occupies a prominent position close to the local recreation ground, schools, railway station and town centre with its excellent range of shopping and recreational amenities, wine bars, restaurants and Mercury Theatre.

### Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - tbc

Our ref - GMB

### Further information

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

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

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

Have *your*  
home valued  
by us...

and get **FREE** professional  
advice. Book it now at

[fennwright.co.uk](http://fennwright.co.uk)





## Directions

Proceed to the east of Colchester along Magdalen Street (A134) turning right at the traffic lights into Wimpole Road where the property will be found further along on the left hand side.

To find out more or book a viewing

**01206 763 388**

[fennwright.co.uk](http://fennwright.co.uk)

**Fenn Wright** is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

### Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

