



- Three Bedroom Semi-Detached House
- Box Bay Fronted & Period Charm Throughout
- Modern Kitchen & Large Reception Room
- Three Bedrooms & First Floor Bathroom Suite
- Mature & Private Rear Garden
- Catchment Area For Hamilton Primary School

**15 Constantine Road, Colchester, Essex.  
CO3 3DU.**

This charming and spacious three bedroom, box bay fronted semi-detached residence is situated off of the Maldon Road and within catchment/close proximity of some of the countries finest comprehensive and private schooling. Offering an abundance of period charm and features throughout, highlights of this home include a welcoming entrance hall, large reception room with box bay front window and bespoke shutters and features a contemporary feel with its modern kitchen units, positioned to the rear of the property and providing access to a mature private garden.





# Property Details.

## Entrance hall

Stripped wood flooring, stairs rising to first floor, door leading to;

## Living/Dining Room



24' 3" x 10' 5" (7.39m x 3.17m) Box Bay to front aspect with fitted shutters, window to rear aspect, T.V and phone points, generous storage cupboard, two radiators, door leading to kitchen.

## Kitchen



14' 4" x 8' 3" (4.37m x 2.51m) Window to side aspect, door leading to garden, a range of wall and base units over an area of roll edge work tops, inset stainless steel sink one and half bowl sink and drainer unit, two built in double ovens, 5 ring gas hob, space for fridge freezer and plumbing for a washing machine, radiator, tiled floor.

## First Floor

### Landing

Loft access, airing cupboard, doors leading to;

### Bedroom One



13' 5" x 10' 6" (4.09m x 3.20m) Two windows to front aspect, radiator.

### Bedroom Two



11' 3" x 7' 9" (3.43m x 2.36m) Double glazed window to rear aspect, radiator.

# Property Details.

## Bedroom Three



7' 7" x 8' 2" (2.31m x 2.49m) Double glazed window to rear aspect, wall mounted combi boiler, radiator.

## Family Bathroom



Window to side aspect, low level WC, wash hand basin, panel bath with mixer taps and shower over, fully tiled walls, spot lights, chrome heated towel rail.

## Garden

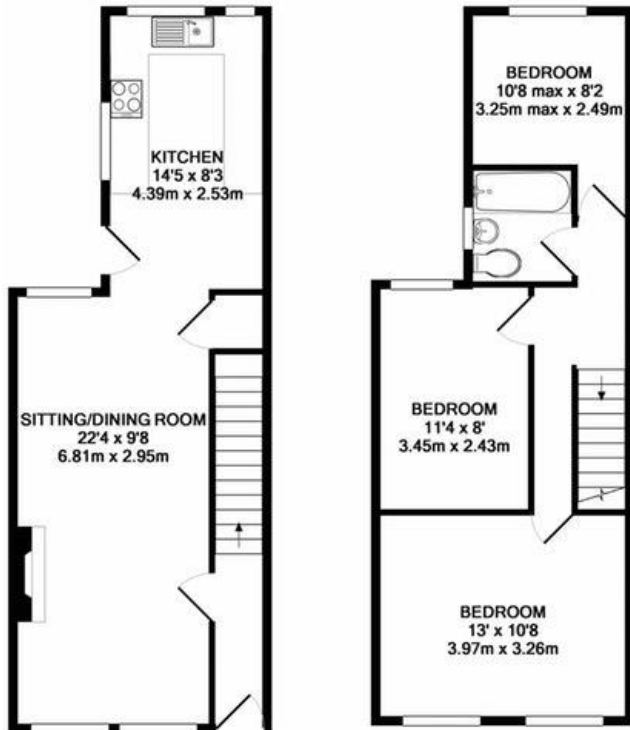


The rear garden comprises of an artificial lawn area, raised paved patio area, generous lawns with mature trees, shrubs, fruit trees, flower beds, fish pond, two sheds with power and light connected, garden tap, fully enclosed by panel fencing and gated side access.



# Property Details.

## Floorplans

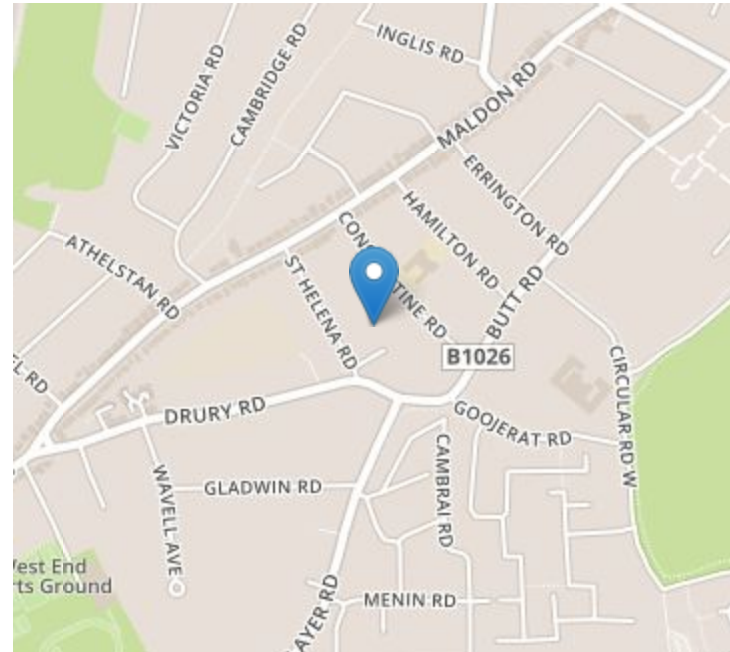


GROUND FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.1 SQ.M.)

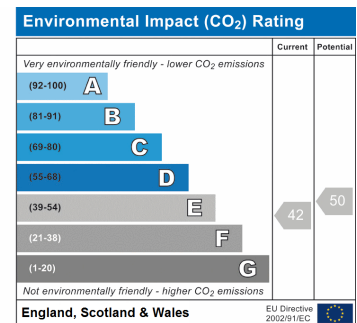
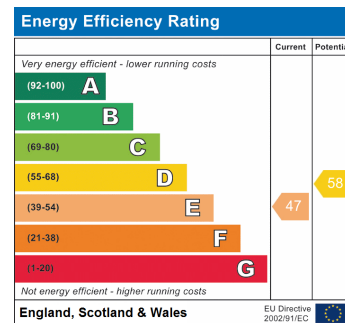
TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)

## 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.