



- Charming Three Bedroom Semi-Detached Period Home
- Close To An Array Of Excellent Private & Comprehensive Schooling
- Reception Room With Feature Fireplace
- Dining Room With Inset Cast Iron Log Burner (Not Tested)
- Galley Style Kitchen
- Conservatory
- Three Generous Bedrooms
- First Floor Family Bathroom
- Generously Proportioned Enclosed South Facing Rear Garden
- Residents Permit Parking

## 34 Hamilton Road, Colchester, Colchester, Essex. CO3 3DZ.

A charming three bedroom semi-detached house positioned favourably on Hamilton Road, Maldon Road district. Within striking distance of one of Colchester's most desirable comprehensive primary schools and within easy reach of an array of further private schooling, including Colchester Royal Grammar School & Country High School for girls, it offers itself as the ideal home for any family with young children. Colchester's historic and vibrant city centre is a ten-minute walk away, home to an array of shops, amenities, restaurants, bars and leisure facilities. This excellent home offers an array of period charm throughout, including original fireplaces and a feature bay window with fitted shutters. Further highlights include; two impressive reception rooms, a galley style kitchen, conservatory, two double bedrooms, single third bedroom and first floor family bathroom.





# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs to first floor, access and doors to:

### Reception Room



11' 0" x 11' 0" (3.35m x 3.35m) Bay window to front aspect with fitted shutters, feature fireplace, radiator, communication points

### Dining Room



11' 9" x 11' 3" (3.58m x 3.43m) Window to rear aspect, feature fireplace with inset cast iron log burner (not tested), under-stairs storage, radiator, access to:

## Kitchen



14' 9" x 8' 4" (4.50m x 2.54m) Windows to side aspect, a range of base and eye level fitted units with work surfaces over and drawers under, tiled splashbacks, space for dual range stove, inset ceramic sink and tap over, space for freestanding appliances and space and plumbing undercounter for washing machine, glazed doors to:

## Conservatory



11' 3" x 8' 4" (3.43m x 2.54m) Windows to all aspect, doors to side aspect leading to rear garden

## First Floor

### Landing

Over-stairs storage cupboard, stairs to ground floor, doors and access to:



# Property Details.

## Master Bedroom



14' 5" x 10' 11" (4.39m x 3.33m) Windows to front aspect, radiator, feature fireplace

## Bedroom Two



11' 5" x 9' 6" (3.48m x 2.90m) Window to rear aspect, radiator, feature fireplace

## Bedroom Three



8' 3" x 6' 5" (2.51m x 1.96m) Double glazed window to rear, radiator

## Family Bathroom



Window to side aspect, bath with shower over and curtain, W.C., wash hand basin, radiator.

## Outside, Garden & Parking



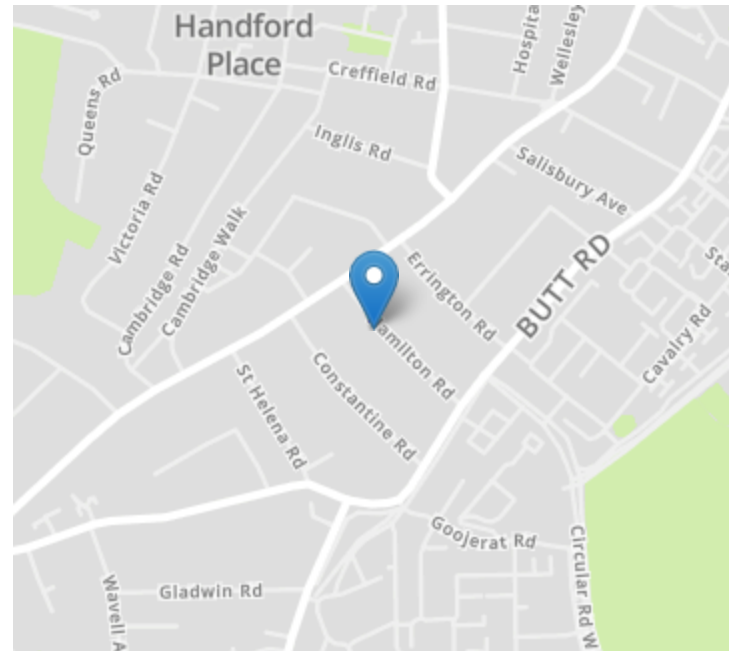
Outside, its owners boast a large rear garden which is predominately laid to lawn and enclosed by panel fencing. A gravelled pathway leads to the rear of the garden, leading to a space where a garden shed can be found, providing additional storage. An array of hedges, shrubs and plants are featured throughout, with secure gated side access leading to the front of the property, ideal for bicycles. Parking is available on road and on the adjacent roads, via a residents permit parking scheme, with visitors permits also available.

# Property Details.

## Floorplans



## 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.