



38 Constantine Road, Colchester, Essex. CO3 3DU.

* Guide Price £365,000 - £385,000 * A handsome and well appointed example of three bedroom semi-detached period home, positioned favourably off the Maldon Road and within striking distance of some of the countries finest education, including Hamilton Primary School & Colchester Royal Grammar School. Offering an abundance of period charm and elegance throughout, this home has been well-maintained by the current owners in its much cherished ownership. Ideal for the expanding family, this home offers a wealth of reception and bedroom space throughout, evenly distributed across two generous floors of accommodation.

- Period Charm & Elegance Throughout
- A Handsome & Well Appointed Three Bedroom Semi-Detached Home
- Two Well Proportioned Reception Rooms
- Residents Parking Scheme
- Exceptional Mature Rear Garden
- Outside Pergola, Decking & Water Feature
- Boasting An Array Of Original Character & Features Throughout
- Hamilton School Primary School Catchment (Subject To Application)
- Benefitting From A Purpose Built Outbuilding/Shed With Power & Light
- Brand New Gas Boiler



Property Details.

Ground Floor

Entrance Lobby

With doors to living room and dining room, stairs to first floor.

Living Room



11' 8" x 9' 6" (3.56m x 2.90m) UPVC window to front.

Dining Room



12' 0" x 11' 8" (3.66m x 3.56m) Inset downstairs storage unit, separate storage cupboard, original wood flooring, radiator. UPVC window to front aspect.

Kitchen



14' 4" x 7' 8" (4.37m x 2.34m) A range of eye level base units, cupboards and work surfaces, range gas cooker with extractor hood above, tiled splash back, spot lighting, UPVC window to side aspect, stainless steel sink/drainers, space of washing machine, dishwasher, dryer and fridge freezer, door to bathroom suite.

Bathroom



9' 10" x 7' 2" (3.00m x 2.18m) Low level W.C, vanity wash unit with storage, heated towel rail, tiled bath with shower attached, tiled walls, radiator, obscured window to side aspect.

First Floor

Landing

Loft access, door to:

Property Details.

Master Bedroom



11' 10" x 11' 3" (3.61m x 3.43m) UPVC window to front aspect, large built in wardrobe.

Bedroom Three



14' 3" x 7' 7" (4.34m x 2.31m) UPVC window to rear aspect, radiator, built in wardrobe.

Bedroom Two



11' 3" x 9' 0" (3.43m x 2.74m) UPVC window to rear aspect, radiator, wardrobes which are to remain.

Outside



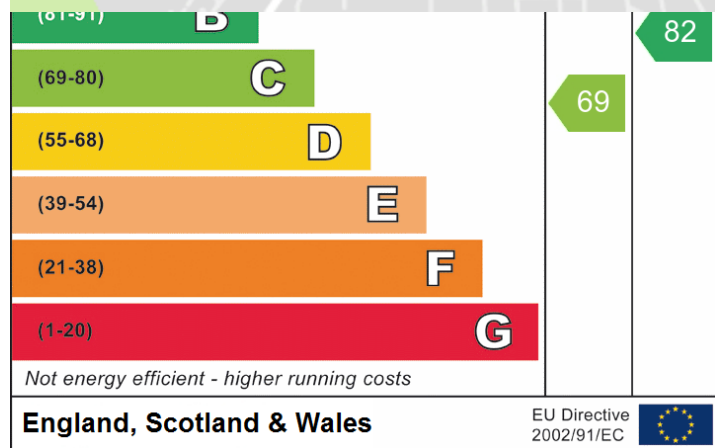
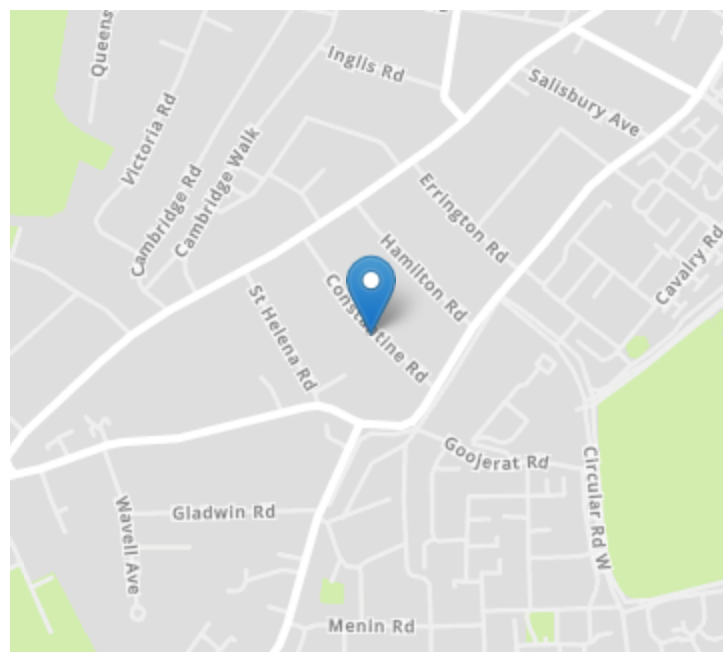
To the front of the property is a retained brick walls, mainly laid with shingle. There is also gated access to the garden and as previously mentioned, the current owners have maintained and designed the garden beautifully, featuring an outdoor pergola, decking areas, water feature and gated access to second section of the garden which has been partitioned by the current vendors. This section of the garden features a purpose built shed with both power and light connected.

Property Details.

Floorplans



Location



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.