



14 Hamilton Road, Colchester, Essex. CO3 3DZ.

Charming Bay-Fronted Three-Bedroom Semi-Detached Period Home – Maldon Road District, CO3 – Situated within the highly desirable Maldon Road district, this attractive bay-fronted period home is surrounded by picturesque character properties in a central Colchester location. The area offers easy access to the city centre, a wide range of shops, amenities and transport links, and falls within the Hamilton Primary School catchment. The property is also within comfortable walking distance of some of the county's finest private schooling, including Colchester Royal Grammar School.

- Charming bay-fronted three-bedroom semi-detached period home
- Highly desirable Maldon Road district, CO3
- Central Colchester location with easy access to the city centre and transport links
- Catchment for Hamilton Primary School
- Walking distance to Colchester Royal Grammar School and other leading private schools
- Welcoming entrance hall with original character features
- Spacious living room with feature fireplace and bay window
- Open plan living/dining and modern kitchen with space for appliances
- Ground-floor cloakroom for added convenience
- Generous, private rear garden with decking and residents' permit parking available



Call to view 01206 576999



Property Details.

Ground Floor

Entrance Hall

Dining Room



14' 6" x 11' 6" (4.42m x 3.51m)

Living Room



11' 7" x 11' 1" (3.53m x 3.38m)

Kitchen



14' 10" x 8' 7" (4.52m x 2.62m)

Cloakroom

First Floor

Landing

Bathroom



7' 4" x 5' 6" (2.24m x 1.68m)

Master Bedroom



14' 6" x 11' 3" (4.42m x 3.43m)

Property Details.

Bedroom Two



11' 10" x 8' 10" (3.61m x 2.69m)

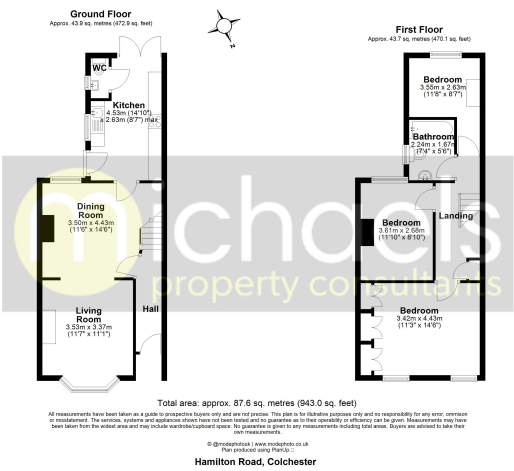
Bedroom Three



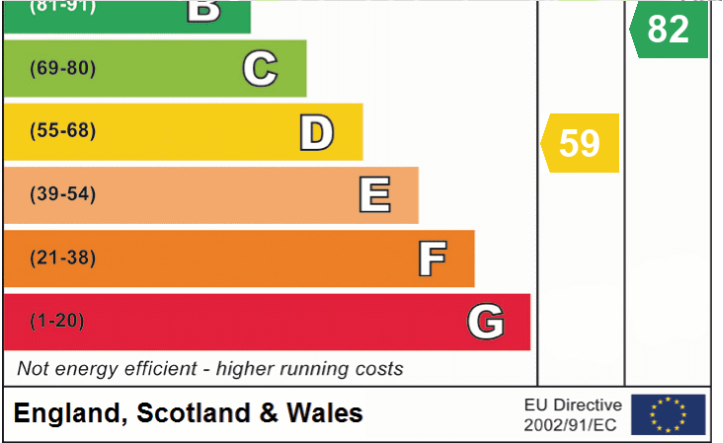
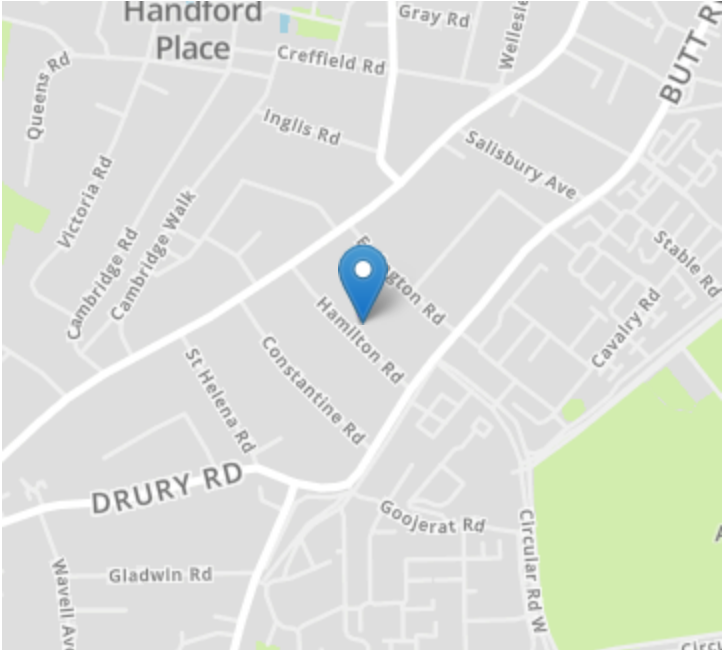
11' 8" x 8' 7" (3.56m x 2.62m)

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.