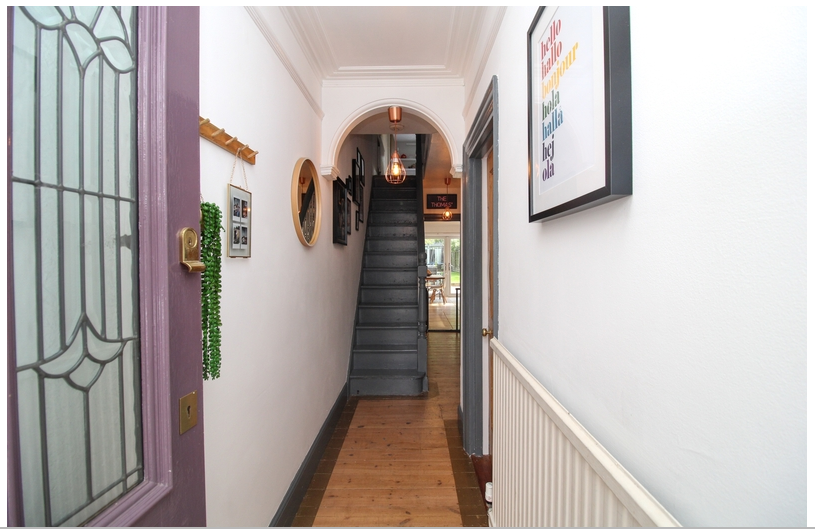




- Exceptional 'Box Bay-Fronted" Semi-Detached Home
- Hamilton Primary School Catchment & Within Moments Of Some Of The Country's Finest Schooling
- Well Proportioned Living Room With Feature Fireplace
- Additional Reception Room
- Beautiful Fitted Kitchen-Diner
- Three/Four Bedrooms
- Modern Family Bathroom
- Summer House With Full Power

**53 Constantine Road, Colchester, Essex.
CO3 3DX.**

We are privileged to be able to present to market this exceptional three/four bedroom 'box bay-fronted' semi-detached, Edwardian family home. Within catchment of the ever popular & highly sought after Hamilton Primary School it makes the ideal family home and occupies a prominent position along this very desirable road. Offering a wealth of charming original features and providing spacious living accommodation throughout, the ground floor comprises of two well proportioned reception rooms, kitchen-family room (ideal for hosting) and provides access to a large private rear garden. The garden is home to a detached summer house/office with the added benefit of full power.



Property Details.

Entrance Hall

Wood flooring, stairs rising to first floor, under stairs storage.

Living Room



13' 3" x 11' 2" (4.04m x 3.40m) Box Bay window to front aspect, open fire place, TV and phone points, radiator.

Dining Room



9' 5" x 12' 3" (2.87m x 3.73m) Single glazed double doors to rear, double glazed windows to rear aspect, serving hatch through to the kitchen, wood effect flooring, fire place, radiator.

Kitchen/Diner



16' 6" x 9' 3" (5.03m x 2.82m) Two double glazed windows to side aspect, serving hatch to dining, French doors to garden, a range of wall and base units over an area of roll top work tops, stainless steel sink and drainer unit, electric oven and four ring gas hob, space for appliances, tiled floor, radiator.

First Floor

Landing

Loft access, storage area, radiator, doors leading to;

Bedroom One



13' 3" x 9' 6" (4.04m x 2.90m) Box Bay window to front aspect, wood flooring, radiator.

Property Details.

Bedroom Two



9' 9" x 12' 8" (2.97m x 3.86m) Double glazed window to rear aspect, radiator.

Bedroom Three



8' 3" x 9' 4" (2.51m x 2.84m) Double glazed window to rear aspect, radiator.

Bedroom Four/Study

8' 9" x 4' 8" (2.67m x 1.42m) Double glazed window to front aspect, radiator.

Family Bathroom



Frosted double glazed window to side aspect, low level WC, wash hand basin, panel bath with mixer taps. and oversized shower head over, heated towel rail, fully tiled.

Outside



The rear garden offers generous patio area, side patio with gated access to the front of the property, garden tap, generous lawn area with an array of flower beds, tree and shrubs, leading to a detached purpose built summerhouse/office measuring 9'5 x 12'5 with power light and radiators.

The garden is enclosed by panel fencing. The parking arrangements is residents on street parking.

Property Details.

Floorplans

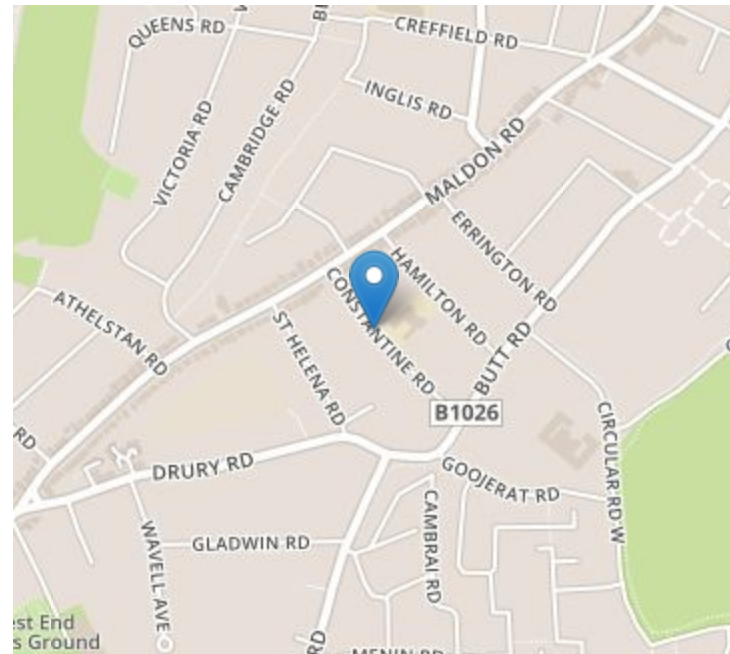


GROUND FLOOR

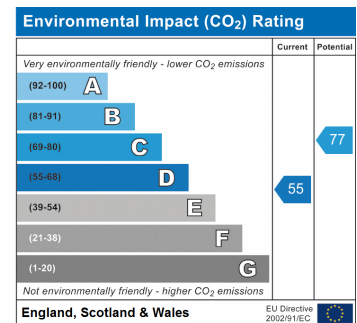
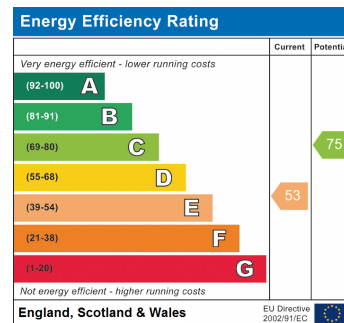
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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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.