



- Three Bedroom Double-Bay Fronted Semi-Detached House
- Commanding A Favourable Position In The Maldon District Of Colchester's City Centre
- Two Double Bedrooms
- Sizeable Third Bedroom
- First Floor Family Bathroom
- Large Living Room With Feature Bay-Window
- Focal Open- Plan Kitchen/Dining Room
- Generous And Private Enclosed Rear Garden
- Close To A Choice Of Excellent Primary & Secondary Schooling
- Early Enquires Strongly Encouraged

## 19 St Helena Road, Maldon Road, Colchester, Essex. CO3 3BA.

Situated off of the ever popular Maldon Road and commanding a favourable position in Colchester's historic and vibrant city centre, this imposing three bedroom double bay fronted semi-detached home offers a wealth of both reception and bedroom space throughout. Presented to market in first class order and allowing for open-plan modern day living, this home is within walking distance to some of the countries most desirable private & comprehensive education choices, as well as within easy access of a local Sainsburys store and the vast amount of amenities the city centre has to offer.



Call to view 01206 576999





# Property Details.

## Ground Floor

### Entrance Hall

Composite entrance door to side aspect, window to side aspect, engineered wood flooring, stairs to first floor, access to:

### Kitchen-Diner



23' 8" x 13' 5" (7.21m x 4.09m) L-Shape Kitchen-Diner comprising of; window to side and rear aspect, glazed door to storm porch (to rear) engineered wood flooring. inset spotlights, under stairs storage cupboard, electric feature fireplace, variety of base and eye level fitted units with wood work surfaces over, inset four ring electric hob with extractor fan over, inset electric fan assisted oven and grill, inset stainless steel sink, drainer, 1/2 sink and spray tap over, tiled splash, inset fridge/freezer, space for washing machine, radiator x2

## Living Room



12' 2" x 12' 3" (3.71m x 3.73m) Bay window to front aspect, radiator, communication points, fitted shelves units and base level storage unit

## First Floor

### First Floor Landing

Stairs to ground floor, x2 loft hatches, doors to:

### Master Bedroom



12' 5" x 13' 8" (3.78m x 4.17m) Bay window to front aspect, radiator, wall mounted lights

# Property Details.

## Bedroom Two



10' 4" x 12' 1" (3.15m x 3.68m) Window to rear aspect, radiator, over-stairs cupboard

## Bedroom Three



8' 2" x 7' 1" (2.49m x 2.16m) UPVC window to rear aspect, radiator

## Family Bathroom



5' 1" x 6' 1" (1.55m x 1.85m) 'P' shape bath with tiled walls and shower attachment over, window to side aspect, W.C, vanity wash hand basin, extractor fan, chrome wall mounted towel rail

## Rear Storm Porch

Access to rear garden and windows to all aspect, door to ground floor W.C

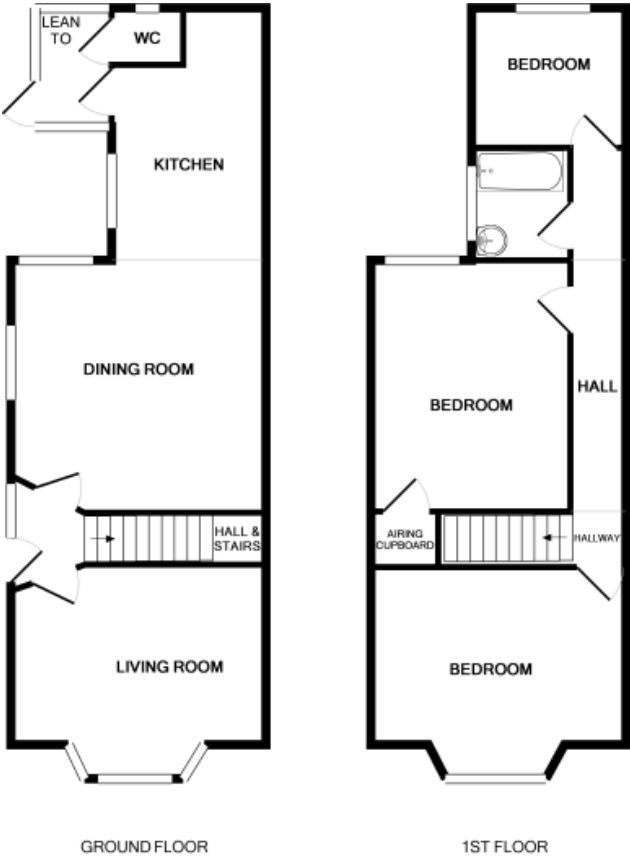
## Outside, Garden & Parking



Outside garden space is offered in abundance, landscaped to a high standard and featuring an extended pathway to the rear of the garden, separated by a mature hedge & archway. To the rear of the garden, an outdoor storage unit can be found, whilst the remainder of the garden is predominately laid to lawn and with boundaries formed by panel fencing. Parking is easily accessible and available on road with a residents permit, whilst additional permits for both residents and visitors are available.

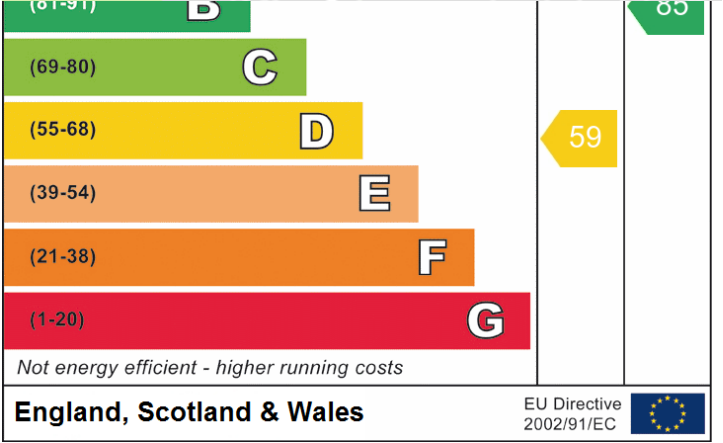
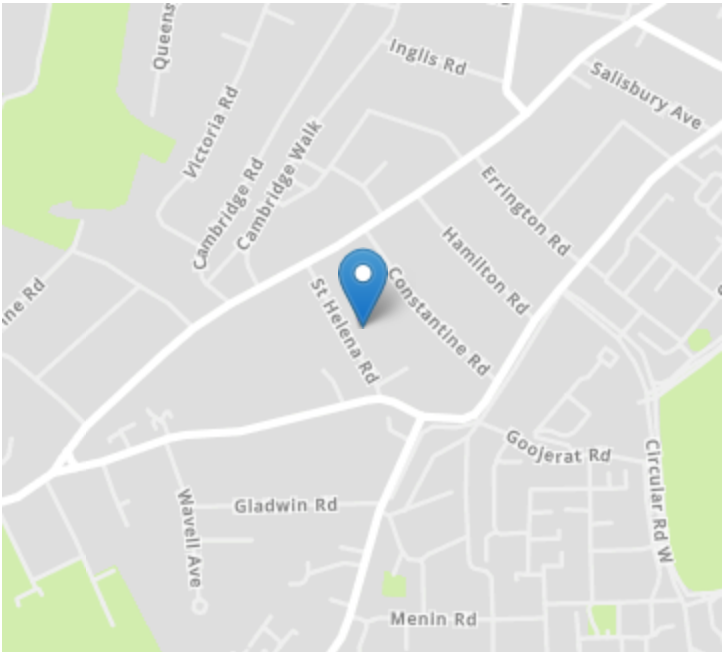
# Property Details.

## Floorplans



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



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.