




- A Handsome & Well Appointed Three Bedroom Semi-Detached Home
- Period Charm & Elegance Throughout
- Boasting An Array Of Original Character & Features Throughout
- Hamilton School Primary School Catchment (Subject To Application)
- Outside Pergola, Decking & Patio Area
- Residents Parking Scheme
- Conservatory
- Open Plan Living Room/Dining Area
- Three Well Appointed Bedrooms & A First Floor Family Bathroom
- Has Recently Undergone Light Refurbishment From The Current Owner

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

****Guide Price £350,000 - £375,000**** The perfect combination of period charm and contemporary finish are featured throughout this exceptional Victorian three bedroom, semi-detached bay fronted residence. Positioned in one of the most sought after roads, in the Lexden district and is within moments of some of the countries finest comprehensive and private secondary schools. Well appointed, maintained and presented by the current vendors, it presents itself to market in excellent order and is ready for any prospective purchasers to occupy, without a need to do anything at all.



Call to view 01206 576999 

Property Details.

Ground Floor

Hallway

Main entrance door into living room, stairs rising to first floor, radiator.

Living Room



10'2" x 8'11" (3.1m x 2.7m) UPVC sash windows to front aspect, radiator, open feature fireplace.

Dining Room



10' 2" x 10' 2" (3.10m x 3.10m) UPVC sash window to rear aspect, open feature fireplace, storage cupboard, door leading to:

Kitchen



13'6" x 7'11" (4.1m x 2.4m) Full range of eye level units, cupboards and work surfaces, range cooker, UPVC window to side aspect, space for appliances including fridge/freezer, washing machine and dishwasher, UPVC door to garden, door leading into:

Conservatory



9' 6" x 6' 11" (2.90m x 2.11m) Floor to ceiling UPVC windows and door leading to garden.

First Floor

Landing

Inset storage cupboard, loft access, door leading to:

Property Details.

Bedroom One



12' 10" x 10' 6" (3.91m x 3.20m) UPVC sash windows to front aspect, radiator, space for wardrobes.

Bedroom Two



10' 10" x 7' 11" (3.30m x 2.41m) UPVC sash window to rear aspect, radiator.

Bedroom Three

7' 8" x 6' 6" (2.34m x 1.98m) UPVC UPVC sash window to rear aspect, radiator.

Bathroom



Panel enclosed bath with shower over, low level WC and wash hand basin.

Outside



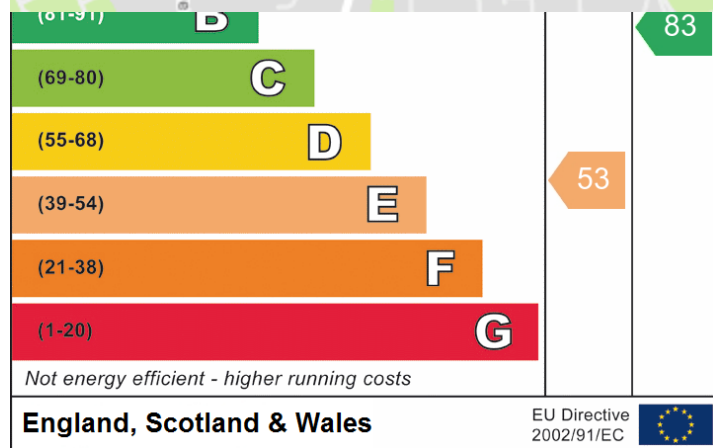
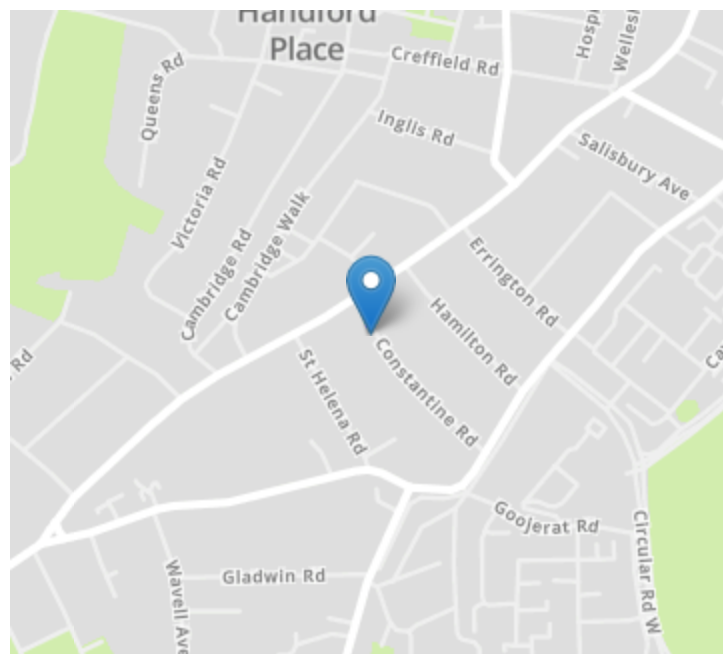
Outside the property boasts a large and private garden commencing with a large decking area, suitable for outside dining or entertaining. The remainder of the garden is laid to lawn, surrounded by a variety of shrubs, trees and bushes. To the rear of the garden you are welcomed through a pergola entrance leading into a bed of shingle and patio, again this could serve well as an outside dining area.

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.