



- Charming Three Bedroom 'Box Bay Fronted' Victorian Semi-Detached Home
- Close To Colchester's Vibrant Town Centre
- Large Reception Room
- High Gloss Kitchen Units & Space For Appliances
- Conservatory/Dining Area
- Two Large Double Bedrooms & Third Sizeable Bedroom
- Modern family Bathroom

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

Set in the ever sought after Maldon Road district of Colchester within the catchment of Hamilton Primary School and walking distance of the Town & Station, is this beautifully presented three bedroom semi detached family home. The property has been loved and very well maintained by the current owners over time and enjoys generous accommodation throughout including a 25' living space, a sizeable modern kitchen and conservatory completing the ground floor. On the first floor there are three well proportioned bedrooms and a modern fully tiled family bathroom, with the added benefit of a loft room providing a superb office space or play room.



Property Details.

Ground Floor

Living/Dining Space



25' x 13' (7.62m x 3.96m) Stripped wooden flooring, two radiators, UPVC windows to front and rear, open fireplace, staircase to first floor, door to:

Kitchen



14' x 9' (4.27m x 2.74m) Slate flooring, inset spotlights, radiator, range of high gloss modern fitted base and eye level units with oak working surfaces over and stainless steel splash backs, built in electric stainless steel oven and gas hob with extractor hood above, built in fridge/freezer, space for further appliances, inset sink unit, UPVC window and door to side, doors to:

Conservatory



10' 3" x 8' 8" (3.12m x 2.64m) Slate flooring, double glazing to all aspects, radiator, French doors to side (to garden)

First Floor

Landing

Loft hatch, doors to:

Master Bedroom



13' x 10' 8" (3.96m x 3.25m) Stripped wooden flooring, radiator, two UPVC windows to front

Property Details.

Bedroom Two



11' 3" x 8' 2" (3.43m x 2.49m) Radiator, UPVC window to rear, cast iron fireplace

Bedroom Three



8' 4" x 8' 2" (2.54m x 2.49m) Radiator, UPVC window to rear, cast iron fireplace.

Family Bathroom



Tiled walls, UPVC window to side aspect, panel bath with screen and shower over, vanity wash hand basin, W.C, inset spotlights, extractor fan, wall mounted chrome wall mounted towel rail

Second Floor

Loft Room

13' x 10' 9" (3.96m x 3.28m) Laminate flooring, radiator, Velux window to rear, eves storage.

Garden, Outside & Parking

Outside

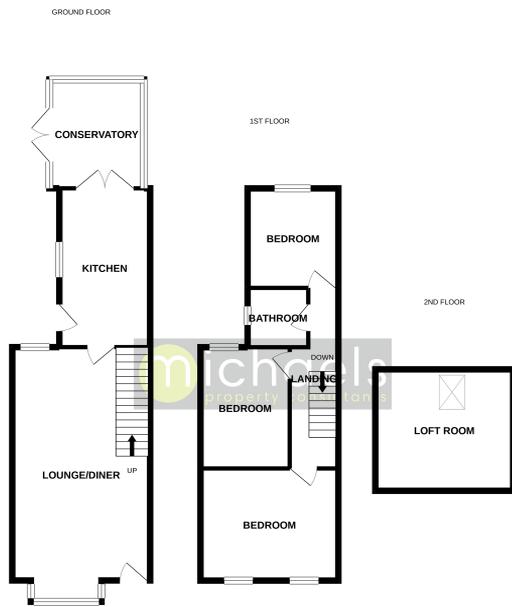


To the rear of the property there is a generous, mature garden which is predominately laid with established lawns and featuring various flowers, shrubs and trees. The boundaries are formed by panel fencing and there is a gate providing side access. There is a small patio area, home to a subtle seating area and ideal for an alfresco dining table.

Parking is accessible on road with a residents parking permit, for the immediate road and surrounding roads/area.

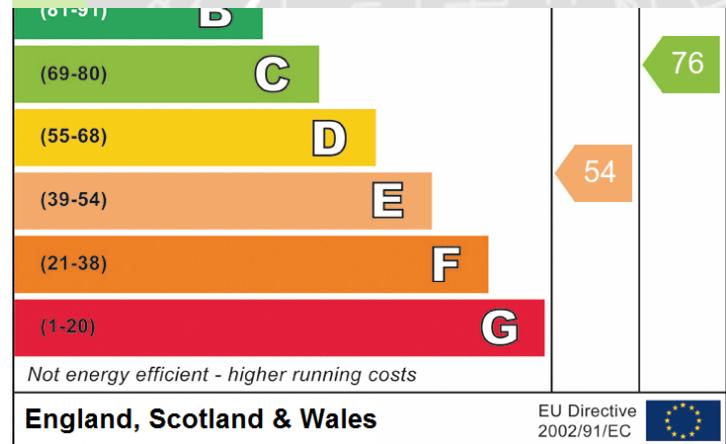
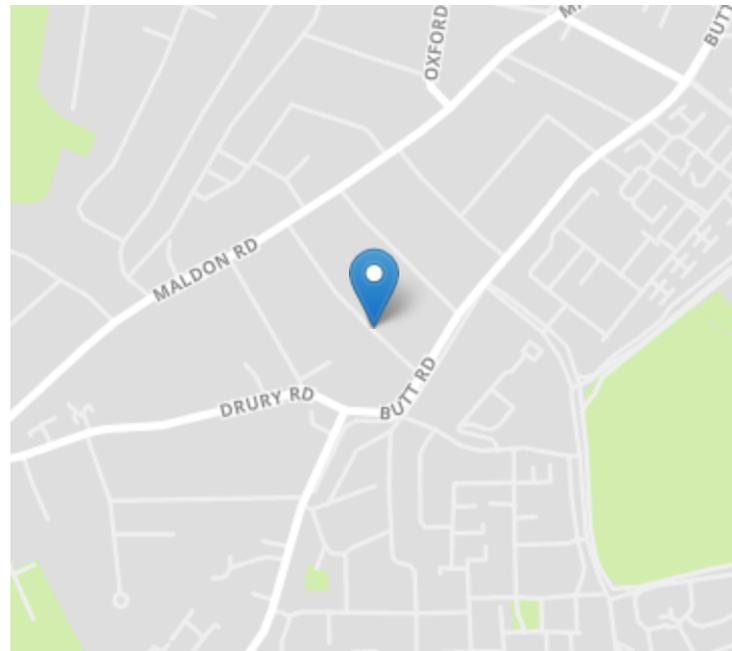
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, floors and the above 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 here are not tested and no guarantee as to their operability or efficiency can be given. Issue with drawings 12/2021

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.