



- Guide Price £400,000 - £425,000
- Victorian Bay Fronted Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Presented In First Class Order Throughout
- Highly Sought After Location
- Rarity Of A Driveway Providing Off Road Parking For Several Cars
- Generous Garden
- Potential To Extend (STPP)

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

Guide Price £400,000 - £425,000 Located just off Maldon Road and situated on an elevated plot on the highly desirable Hamilton Road is this tastefully refurbished three bedroom 'Bay Fronted' semi-detached Victorian house. Positioned within the catchment area of some of the finest schools in the country, this superb home would be ideal for the younger family. With the very rare attribute of off road parking on a recently laid block paved driveway, this property is in the heart of Colchester's Town Centre.



Property Details.

Ground Floor

Entrance Hall

UPVC entrance door to front aspect, stairs to first floor, radiator, herringbone flooring, further door to:

Living Room



10' 11" x 14' 6" (3.33m x 4.42m) UPVC bay window to front aspect, herringbone floor, radiator, cast iron feature fireplace with mantle, arch way to:

Dining Room



11' 3" x 9' 8" (3.43m x 2.95m) UPVC window to rear aspect, herringbone floor, radiator, door to:

Kitchen



7' 11" x 5' 5" (2.41m x 1.65m) Modern fitted kitchen comprising of a range of high fitted base and eye level units with work surfaces, inset sink, drainer and mixer tap over, inset electric fan assisted oven and grill with extractor fan over, integrated fridge/freezer, space for further appliances under counter, brick tiled splash back, UPVC window to side aspect, open plan to:

Additional Dining Area/Seating Area



9' 7" x 9' 10" (2.92m x 3.00m) UPVC retractable doors to rear aspect providing access to rear garden, herringbone floor, radiator

First Floor

First Floor Landing

Stairs to ground floor, storage cupboard, further doors to:

Property Details.

Master Bedroom



10' 11" x 14' 6" (3.33m x 4.42m) UPVC windows to front aspect, radiator

Bedroom Two



11' 3" x 9' 8" (3.43m x 2.95m) UPVC window to rear aspect, radiator

Bedroom Three

9' 3" x 8' 4" (2.82m x 2.54m) UPVC window to rear aspect, radiator

Family Bathroom



Fully tiled bathroom suite comprising of a panel bath with shower over and shower screen, tiled walls, W.C, wall mounted towel rail

Outside & Parking

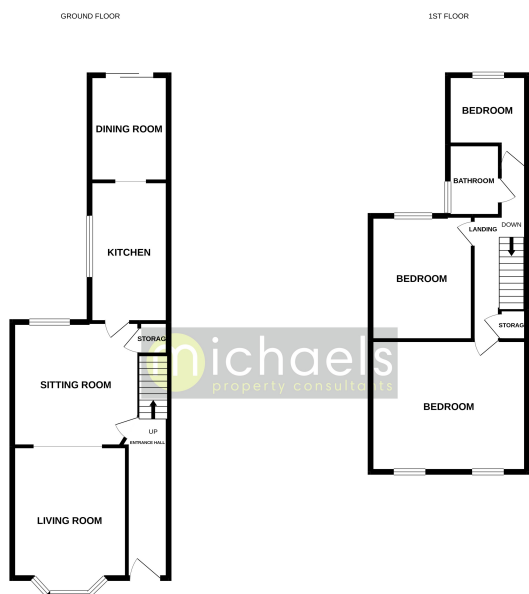


This property benefits from a generous private rear garden which features a raised decking area, further shingled area and the remainder laid to lawn. There is also the benefit of a garden shed and a gate providing side access. The boundaries are formed by panel fencing and mature shrub and hedge borders.

The property comes complete with off road parking on a recently laid private block paved driveway for two vehicles, a very rare find for the area.

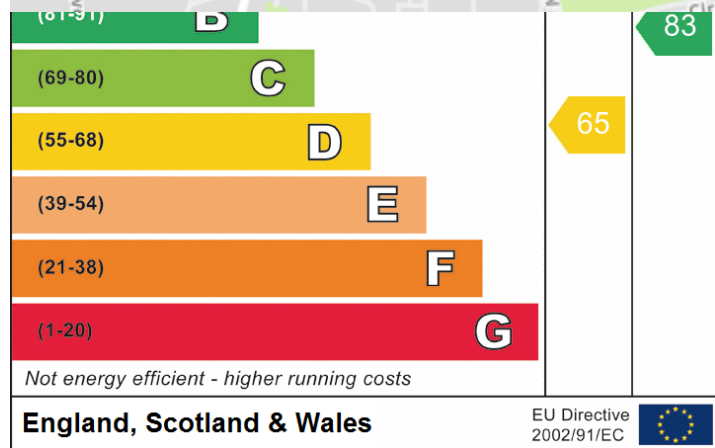
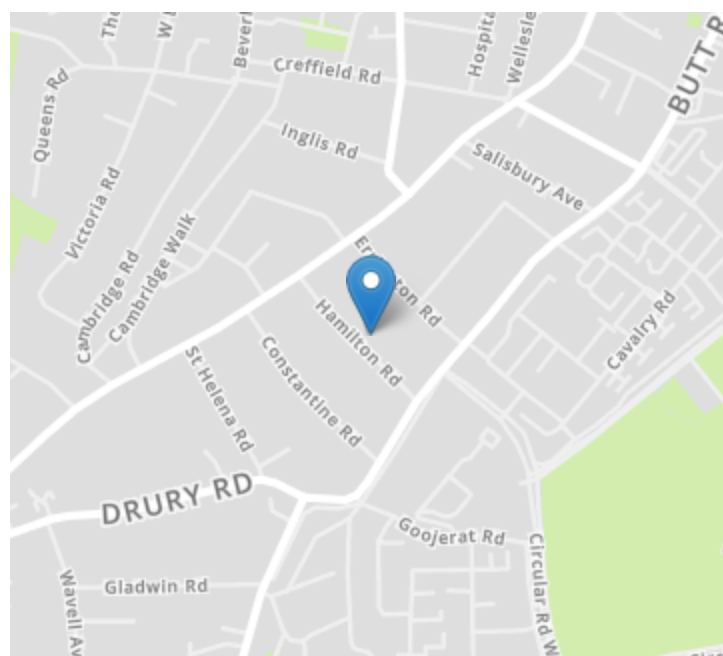
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of levels, areas, etc. are not guaranteed and any errors are the responsibility of the purchaser. The plans are for general guidance only and should not be used for any other purpose. The services, systems and materials which have been tested and no guarantee is made with respect to them.

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.

