



- A Charming Three Bedroom Semi-Detached Period Home
- Close To An Array Of Excellent Amenities & Choice Of Schooling
- Two Generous Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom
- Open-Plan Living/Dining Room
- Charming Kitchen With Integrated Appliances
- Sun Room/Utility Space
- Boasting & Private Enclosed Rear Garden
- Workshop With Power & Lighting To The Rear Of The Garden
- Residents Permit Parking

## 28 Hamilton Road, Colchester, Essex. CO3 3DZ.

An exciting opportunity has arisen to acquire a charming three bedroom bay-fronted Victorian home, situated on a desirable road home which is home to an array of aesthetically pleasing period homes. This home is within a stone's throw of one of Colchester's most desirable comprehensive primary schools: Hamilton Primary School. Presented to market in first class order, maintained to a high standard and offering generous reception and bedroom space throughout, this home is ideal for the modern day family. Boasting period charm and a private and enclosed south-facing rear garden, this home must be viewed to be appreciated and viewings can be arranged via one of our consultants without delay.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, door to living room, stairs to first floor, radiator, opening to:

### Reception Room



3.32m x 3.30m (10' 11" x 10' 10") Feature bay window to front aspect, radiator, feature gas fireplace, radiator, opening to:

### Dining Room



3.43m x 3.37m (11' 3" x 11' 1") Window to rear aspect, under-stairs cupboard, radiator, door and access to:

## Kitchen



3.05m x 4.42m (10' 0" x 14' 6") A fitted kitchen comprising of a range of base and eye level fitted units with work-surfaces over, inset gas hob with extractor fan over, inset sink, drainer and tap over, inset oven and grill, fridge/freezer, dishwasher, drawers window to rear aspect, window to side aspect, door and access to:

## Utility/Sun Room



4.56m x 1.73m (15' 0" x 5' 8") Door to rear aspect, windows to side aspect, wall mounted gas boiler

## First Floor

### Landing

Stairs to ground floor, radiator, doors and access to:

# Property Details.

## Master Bedroom



3.63m x 3.29m (11' 11" x 10' 10") Windows to front aspect, wall-to-wall wardrobes with inset dressing table, radiator

## Bathroom



Window to side aspect, W.C, wash hand basin, bath with shower over and curtain, radiator

## Bedroom Two



3.35m x 2.68m (11' 0" x 8' 10") Window to rear aspect, radiator

## Bedroom Three



2.27m x 2.43m (7' 5" x 8' 0") Window to rear aspect, radiator

## Outside, Garden and Parking



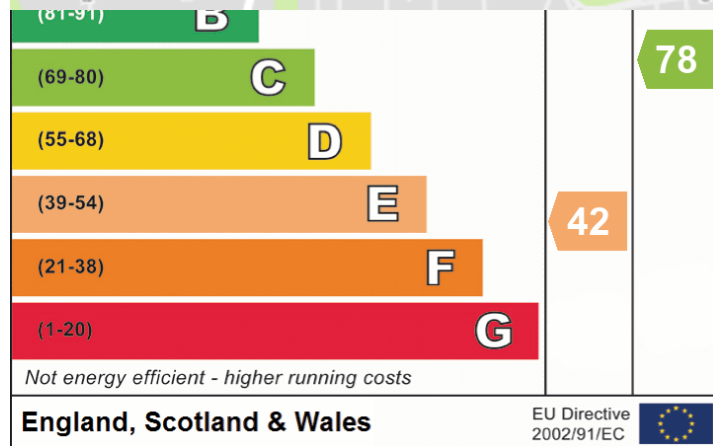
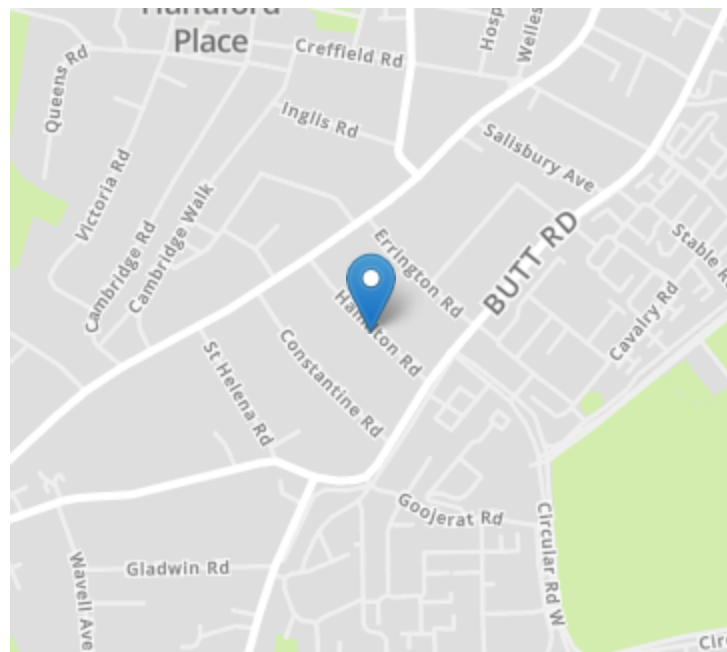
Outside, and as previously mentioned, an impressive, private and enclosed rear garden awaits. Accessible from the sun room/utility area, the garden commences with a raised decking area, offering itself as the ideal place for al-fresco dining and seating. The remainder of the garden is predominantly laid to lawn and features an array of mature hedges and shrubs, whilst boundaries are formed by an impressive brick wall and panel fencing. Situated to the rear of the garden, is the added benefit and luxury of a workshop, featuring full power and which lends itself to possible conversion in the future (STPP). Residents permit parking is available on the road, as well as visitors' permits.

# 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.