



- A Charming And Imposing Four/Five Bedroom Semi-Detached Residence
- Boasting Three Reception Rooms
- Beautiful Fitted Kitchen With Ample Storage & Space For Appliances
- Benefiting From A Ground Floor W.C/Shower Room & First Floor Family Bathroom
- Four Well-Proportioned Bedrooms & Study
- Mature & Private Enclosed Rear Garden
- Added Luxury Of A Detached Garage To The Rear
- Close To Some Of The City's Most Desirable Private & Comprehensive Education

19 Athelstan Road, Colchester, Essex. CO3 3TN.

****Guide Price £525,000 - £550,000**** 'The Old Sweet Shop' is a delightful and enchanting property that embodies the essence of nostalgia and charm, historically and formally a traditional post office/sweet shop, that is now a stunning four/five bedroom semi-detached family home. Commanding a favourable position on Athelstan Road (off of the ever popular Maldon Road), this captivating home is steeped in history, boasting a unique blend of vintage allure and modern comforts. From its picturesque exterior to its character-filled interiors, this property presents an exciting opportunity to own a period home in one of Colchester's most desirable districts.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, stairs to first floor, tiled floor, radiator, understairs storage cupboard, access and doors to:

Reception Room



4.93m x 4.03m (16' 2" x 13' 3") Window to front aspect, feature fireplace, radiator, communication points, inset base level storage

Dining Room



4m x 3.94m (13' 1" x 12' 11") Window to rear aspect, radiator, inset fireplace

Ground Floor Shower Room & W.C

2.67m x 0.87m (8' 9" x 2' 10") W.C, tiled floor, wall mounted wash basin, tiled walls, radiator, shower cubicle with tiled wall behind

Kitchen



4.84m x 3.1m (15' 11" x 10' 2") LVT flooring, variety of fitted base and eye level fitted units with contrasting clasps, inset sink, drainer and mixer tap over, space for four ring gas oven with NEFF extractor fan over and geometric tiled splashback,, breakfast bar with space for stalls under, space for washing machine, space for American style fridge/freezer, integrated dishwasher, window to side aspect, door to side aspect, radiator, opening to:

Breakfast Room/Family Room



2.4m x 3.45m (7' 10" x 11' 4") LVT flooring, radiator, retractable patio doors to side aspect

First Floor

First Floor Landing

Stairs to ground floor, radiator, loft access x2, airing cupboard, doors and access to:

Property Details.

Bedroom One



3.6m x 3.18m (11' 10" x 10' 5") Windows to front aspect, radiator, exposed floorboards, feature fireplace

Bedroom Two



2.22m x 3.65m (7' 3" x 12' 0") Window to side aspect, exposed floorboards, radiator

Bedroom Three

3.27m x 2.35m (10' 9" x 7' 9") Window to side aspect, radiator

Bedroom Four

2.87m x 2.42m (9' 5" x 7' 11") Window to side aspect, radiator

Bedroom Five/Study

2.15m x 2.25m (7' 1" x 7' 5") Window to front aspect, radiator

First Floor Family Bathroom



1.76m x 3.11m (5' 9" x 10' 2") Pedestal wash hand basin with tiled behind, geometric floor, radiator, panel bath with tiled behind and shower and screen over, W.C, window to side aspect

Outside, Garden, Garage & Parking



Outside, the property boasts a peaceful and private enclosed rear garden, accessible through the kitchen and family/breakfast room. The well-manicured lawns with inset paved stepping stones, mature hedges and shrubs, and a raised decking area offer the perfect setting for outdoor entertaining, relaxation, and al fresco dining. Completing this home is the added luxury of a detached garage, accessible via a shared private accessway to the side, suitable for storage and secure off road parking.

Parking is available on road without restrictions.

Location

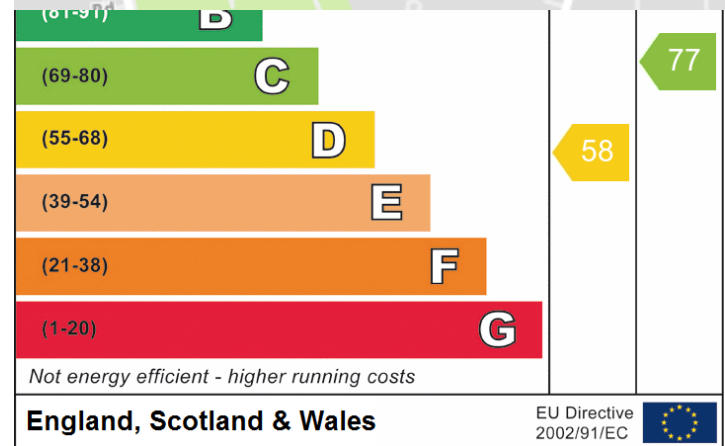
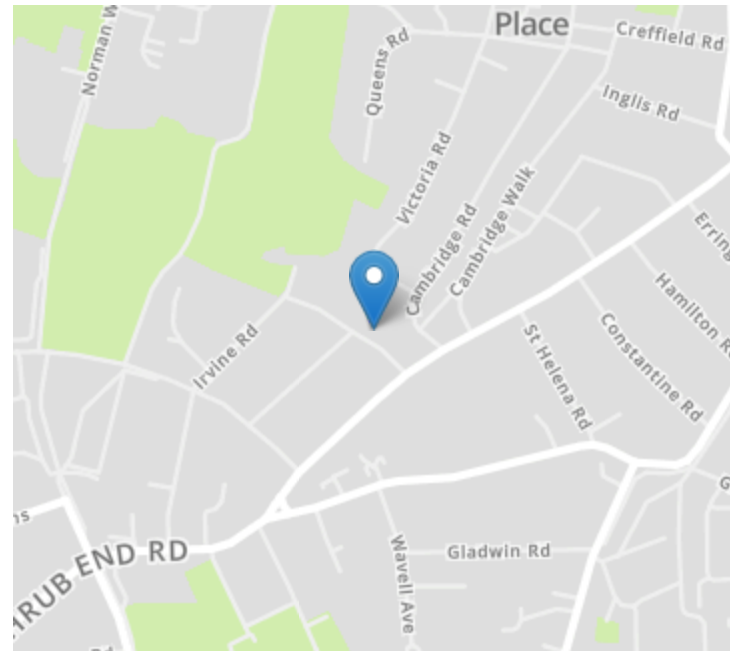
Athelstan Road is positioned off of the Maldon Road, in the heart of Colchester's city centre and in one of arguably one of Colchester's most desirable post code locations. It is within easy access of the Colchester Royal Grammar School & County High School for girls, as well as within moments of an array of excellent comprehensive schools.

Colchester's vibrant and colourful city centre is a short fifteen minute walk away, were you will find an array of independent shops, boutiques, restaurants and bars. This home is also well served by a frequent bus network to the city centre and mainline station, offering direct links to London Liverpool Street Station.

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.