



- Sought After Hamilton School Catchment
- Beautifully Presented Family Home
- Three Bedrooms
- Generous Rear Garden
- Walking Distance Of Town & Railway Station
- Original Features
- Fitted Kitchen & First Floor Bathroom
- Viewing Essential

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

This stunning three bedroom semi detached property resides in the ever sought after Maldon Road district of Colchester, within the catchment of Hamilton Primary School and within walking distance of the Town Centre and Mainline Station. The property has been altered, improved and upgraded to create a stylish family home over two floors, retaining an abundance of period charm throughout. Highlights include an impressive open plan living/dining space, fitted kitchen, three first floor bedrooms. Outside the property features a delightful rear garden with mature shrubs and tree boarder. To fully appreciate this property internal inspection is essential.



Property Details.

Ground Floor

Entrance Hallway

Stairs to first floor, door leading to;

Living/ Dining Room



22' 0" x 10' 6" (6.71m x 3.20m) Box bay window to front aspect, double glazed window to rear aspect, cast iron feature fire place, stripped wooden floor boards, under stairs storage cupboard, two radiators, T.V and phone points, door leading to kitchen.

Kitchen



Double glazed window to rear and side access, door leading to side, wall and base units over an area of roll top work surface, stainless steel sink with drainer unit, tile splash backs plumbing for dishwasher, plumbing for washing machine, electric over with four ring gas hob, space for fridge freezer, wall mounted boiler.

First Floor

Landing

Loft access, airing cupboard, doors leading to;

Bedroom One



12' 1" x 10' 1" (3.68m x 3.07m) Two double glazed windows to front aspect, radiator.

Property Details.

Bedroom Two



11' 0" x 7' 1" (3.35m x 2.16m) Double glazed window to rear aspect, radiator.

Bedroom Three



8' 0" x 7' 0" (2.44m x 2.13m) Double glazed window to rear aspect, radiator.

Family Bathroom



Low level WC, wash hand basin, panel bath with power shower over, tiled walls, chrome heated towel rail.

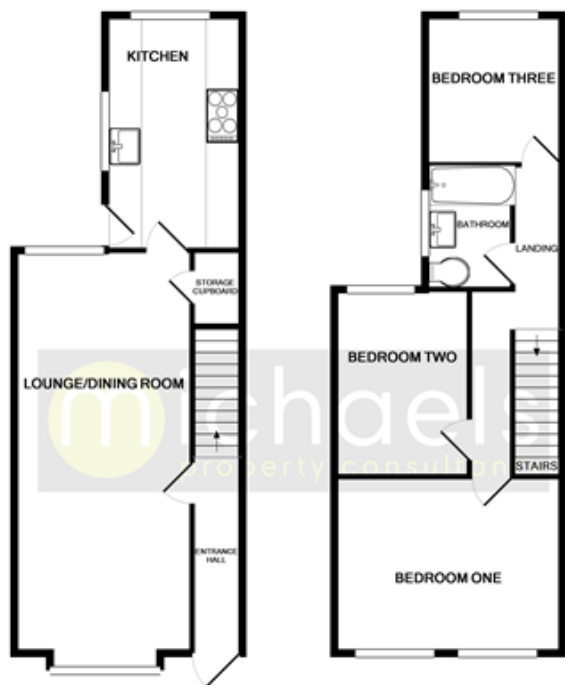
Rear Garden



There is a well established rear garden with a paved patio area, outside tap and lawn surrounded by mature hedging and shrubs. With a rear decking area and two sheds which are to remain all enclosed by panel fencing and gated access to the front.

Property Details.

Floorplans



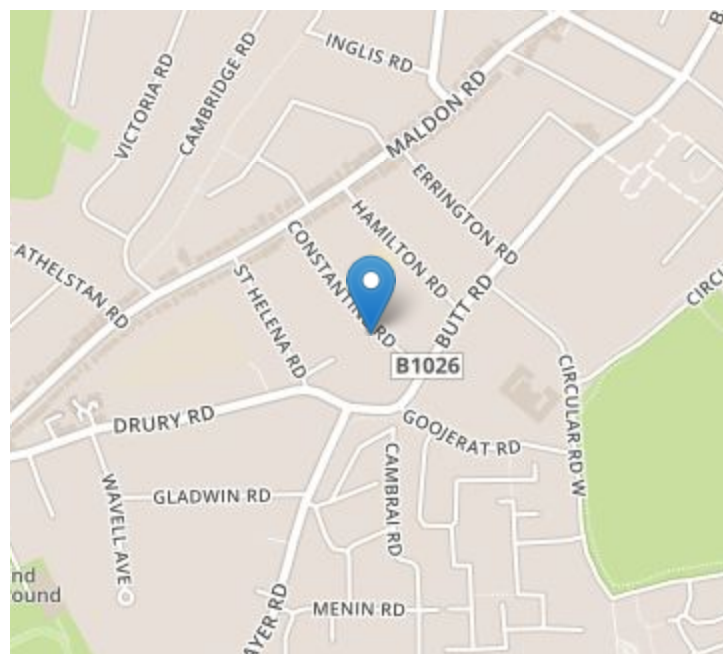
GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

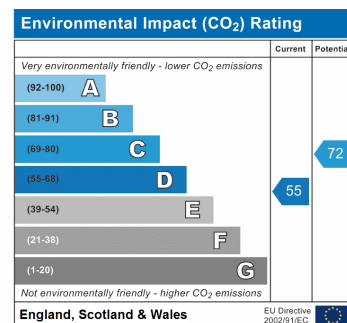
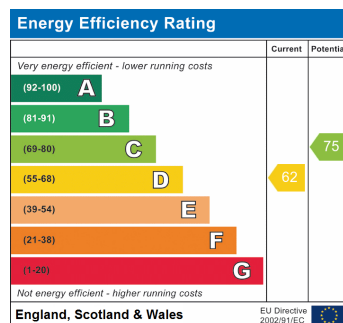
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.2 SQ.M.)

Location



Energy Ratings



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.

