



## 74 Constantine Road, Lexden, Colchester, CO3 3DX

£1,850 Per Month

- Four Bedroom Semi Detached Family Home
- Period Charm and Elegance Throughout
- Modern Kitchen & Ensuite Shower Room
- Large Outbuilding with Power and Light
- Available July 2025
- Highly Popular Location
- Brand New Bathroom Suite
- Three Generous Bedrooms
- Exceptional Rear Garden
- Unfurnished



# 74 Constantine Road, Colchester CO3 3DX

Nestled on the charming Constantine Road in Colchester, this beautiful semi-detached Edwardian home exudes period charm and elegance throughout. With its classic architecture and tasteful design, this property is a perfect blend of traditional features and modern living. Boasting three spacious reception rooms, this home offers ample space for both relaxation and entertaining. Each room is filled with natural light, creating a warm and inviting atmosphere. The well-appointed kitchen and adjoining dining area is ideal for family meals or hosting guests. The property features four generously sized bedrooms and the two bathrooms are thoughtfully designed. Located within close proximity to Hamilton Primary School, this home is perfect for families with young children, offering easy access to quality education. The surrounding area is rich in local amenities, parks, and transport links, making it an ideal location for both work and leisure. Available Early July 2025. Unfurnished.



Council Tax Band: D



### Entrance Hallway

With stairs rising to the first floor landing. Doors to:

### Reception Room One

12'8" x 10'10"

A light room with bay window to front aspect and feature fireplace. Opening to:

### Reception Room Two

11'8" x 14'6"

With window to rear aspect and feature fireplace. Under stairs storage cupboard. Door to:

### Kitchen

15'9" x 8'7"

A modern fitted kitchen comprising of a ceramic butler sink inset into worksurface with stainless steel mixer tap over. A range of low level cupboards and drawers under with matching range of eye level wall mounted units. Integrated dishwasher and plumbing for washing machine. Space for fridge/freezer. Gas fired range cooker with extractor hood over. Cupboard housing gas fired boiler. Window to side aspect. Door to cloakroom, further door to:

### Cloakroom

Low level WC and wash hand basin.

### Dining Room

12'9" x 10'10"

With patio doors opening to the rear garden. Window to side aspect.

### Landing

Stairs leading to the second floor. With doors to:

### Bedroom Two

12'6" x 13'6"

A double bedroom with bay window to front aspect. Further window to front. Feature fireplace and two built in wardrobes.

### Bedroom Three

11'9" x 9'2"

A double bedroom with window to rear aspect. Feature fireplace.

### Bedroom Four

7'1" x 8'6"

A single bedroom with window to rear aspect. Feature fireplace

### Bathroom

8'3" x 5'7"

A brand new fitted white suite with panel bath and shower attachment over. Low level WC and wall hung wash hand basin. Heated towel rail. Window to side aspect.

### Landing

With door to:

### Bedroom One

16'9" x 9'2"

A double bedroom with patio doors to rear aspect with Juliet balcony. Velux windows to front aspect. Built in wardrobe.

### Ensuite Shower Room

5'2" x 4'10"

Shower cubicle, low level WC and pedestal wash hand basin. Heated towel rail. Window to rear aspect.

### Outside

The property boasts an exceptional rear garden, commencing with a good sized patio area and in turn leading to a good sized lawn area. Both planted with mature plants and shrubs. The rear garden is all enclosed.

### Outbuilding

17'0" x 13'1"

A large building with power and light connected and could be used as a home office or gymnasium.

### Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £2134.00

Council Tax Band: D

Availability: 5th July 2025

EPC Rating: 67 - D

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

### Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

### Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - [www.matthewjamespc.co.uk](http://www.matthewjamespc.co.uk). Select the property in question and click "Register Interest"





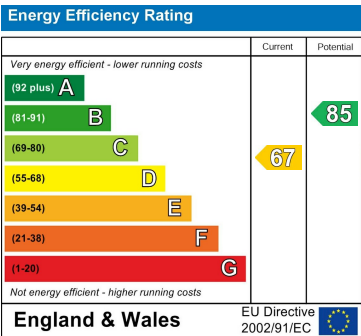
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

EPC Rating:

D



Approximate total area<sup>®</sup>  
1152.38 ft<sup>2</sup>  
107.06 m<sup>2</sup>

Reduced headroom  
24.39 ft<sup>2</sup>  
2.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.