

oakheart

£350,000

Guide Price

Constantine Road, Colchester

GUIDE PRICE: £350,000 - £375,000.

Situated on the popular Constantine Road in Colchester, this spacious and well-presented three-bedroom Victorian semi-detached home combines attractive period character with a substantial programme of improvements carried out over the years. Offering approximately 1,028 sq ft of accommodation, a landscaped rear garden and no

onward chain, the property is well suited to families, first-time buyers and those looking for a character home close to the city centre.

The location is a particular highlight, positioned within a stone's throw of Hamilton Primary School and within easy reach of a selection of well-regarded primary and secondary schools. Colchester City Centre is also close by,

providing an extensive range of shops, restaurants and leisure facilities, while Colchester Town railway station offers direct services towards London Liverpool Street.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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