



Belmont Crescent, St Johns, Colchester, CO4 0LX



welcome to

Belmont Crescent, St Johns, Colchester

Offered with NO ONWARD CHAIN this charming SEMI-DETACHED BUNGALOW provides WELL-PROPORTIONED ACCOMMODATION and has been WELL-MAINTAINED THROUGHOUT. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is convenient for the SHOPPING PARADE, local schools, bus services and the A12/A120.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Porch

Obscure double glazed window to the front aspect, tiled flooring and an obscure glazed door leading to:

Living Room

Double glazed window to the front aspect, electric fireplace feature, radiator and an arched access to:

Dining Area

Radiator, door to the inner hallway and open access to:

Kitchen

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, electric cooker point, plumbing for a washing machine, inset spotlights and tiled flooring.

Inner Hallway

Access to the loft (housing the boiler and part-boarded with a loft ladder), built-in airing cupboard (housing the water tank with shelving), radiator and doors leading to;

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Shower Room

Obscure double glazed window to the side aspect, walk-in double shower with adjustable shower head and mixer-tap, wash hand basin with mixer-tap and cupboard under, low level WC, radiator, extractor fan, part aqua-boarded walls and tiled flooring.

Front Garden

The front Garden is mainly laid to lawn with a path leading to the front door.

Rear Garden

Enclosed with panel fencing the rear garden is mainly paved with chippings, external tap and further access to the side via the double gates to the front.

Garage / Workshop

Double doors to the front with power and lighting connected.

Parking

The concrete-pressed driveway can be found to the front of the property providing off road parking for a number of vehicles.



view this property online williamhbrown.co.uk/Property/CSJ109948



welcome to

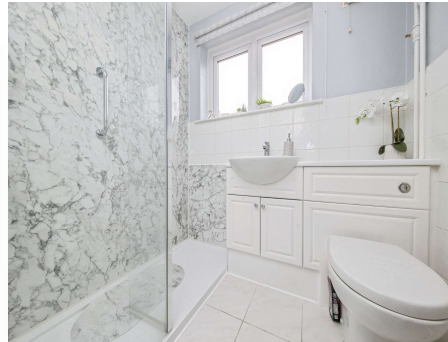
Belmont Crescent, St Johns Colchester

- Two Bedrooms
- Semi-Detached Bungalow
- Living Room and Dining Area
- Modern Shower Room
- Attractive Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109948



Property Ref:
CSJ109948 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk