



- Detached Bungalow
- Generous Plot With Large Driveway And Generous Garden
- Three Double Bedrooms
- Family Bathroom And Further Shower Room
- 21ft Kitchen/Diner
- Double Aspect Living Room
- 23ft Garage With Electric Door To Front & Power Connected
- Highly Sought After St Johns Location

### 7 St Jude Close, Colchester, Essex. CO4 0PP.

A rare opportunity to purchase this exceptionally well presented and tastefully refurbished three bedroom detached bungalow residing on a generous plot within this quiet cul-de-sac in the highly sought after area of 'St Johns' in Colchester. Located within a short walk from St Johns Parade of local shops, Friars Grove Primary School, The A12/A120 and well served bus routes to Colchester Town and beyond. Presented to the market in 'move in' ready condition this spacious bungalow would make an ideal purchase for those looking to downsize within this highly regarded district in Colchester.



# Property Details.

## All Accommodation On Ground Level

### Entrance Hall

With radiator, loft access, storage cupboard, doors to;

### Living Room



18' 2" x 10' 5" (5.54m x 3.17m) With UPVC window to double aspect, radiator, TV point.

### Kitchen/Diner



21' 3" x 9' 1" (6.48m x 2.77m) With UPVC window to front and side aspect, UPVC door to side, radiator, a range of matching handleless eye level and base units with drawers and wood effect worktops over, tiled splashbacks, inset sink and drainer, AEG double oven and hob, integrated appliances to include; fridge, freezer, dishwasher and washing machine, spotlights.

### Bedroom One



12' 6" x 9' 11" (3.81m x 3.02m) With UPVC window to rear aspect, radiator, built in sliding wardrobes.

### Bedroom Two



14' 3" x 9' 5" (4.34m x 2.87m) With UPVC window to rear aspect, radiator. (currently used as an office.)

# Property Details.

## Bedroom Three



10' 0" x 7' 11" (3.05m x 2.41m) With UPVC window to side aspect, radiator, built in sliding wardrobe.

## Family Bathroom



With UPVC obscure window to side, aspect, fully tiled with underfloor heating, heated towel rail, panelled bath, wash hand basin, close coupled WC, spotlights.

## Family Shower Room



Fully tiled with underfloor heating, heated towel rail, close coupled WC, wash hand basin, shower cubicle.

## Outside

### Rear Garden



Outside, to the rear, the garden has been landscaped and is unoverlooked and is enclosed by fencing with gated side access. There is a generous lawn, further patio area suitable for outdoor dining and a garden shed providing storage.

### Front Driveway/Garden

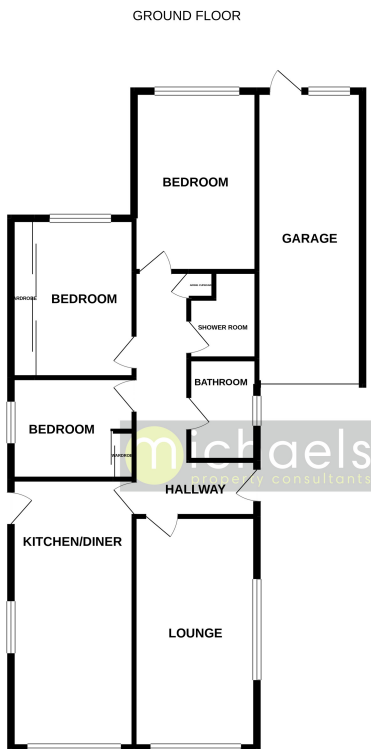
The front of the bungalow is also privatised from the road behind hedgerow and a generous block paved driveway offers parking for several cars.

### Garage

23' 1" x 8' 5" (7.04m x 2.57m) With electric up and over door to front, door and window to rear, power connected.

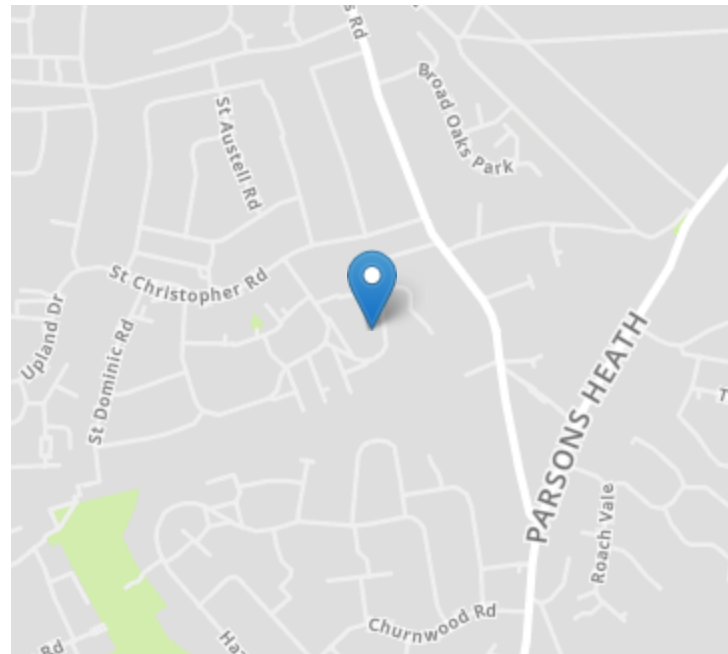
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and the 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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## 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.