



- Refurbished & upgraded three-bedroom detached home
- Sought-after St Johns location
- Walking distance to St Christopher Road shops & amenities
- Excellent access to Gilberd School (Outstanding Ofsted, subject to application)
- Spacious living room with abundant natural light
- Modern shaker-style kitchen with integrated appliances
- Dining Room With Feature Wall Panelling
- Two double bedrooms & one single / home office
- Generous private rear garden with patio seating area
- Garage with service door & off-road parking

## 6 Belmont Crescent, Colchester, Essex. CO4 0LX.

A refurbished and upgraded three-bedroom link-detached family home Belmont Crescent, Colchester, St Johns, CO4 Guide Price £375,000 - £400,000 Location: Situated in the highly sought-after area of St Johns, this property enjoys a convenient position close to a range of local amenities, including the shops on St Christopher Road. The area is well served by public transport, offering regular bus links to Colchester city centre and the mainline station. Families will appreciate access to the highly regarded Gilberd School, rated Outstanding by Ofsted (subject to application). Nearby green spaces include Highwoods Country Park, while excellent road links via the A12 provide easy connectivity further afield.



Call to view 01206 576999



# Property Details.

## Ground Floor

Entrance Porch

Entrance Hall

Sitting Room



13' 4" x 11' 4" (4.06m x 3.45m)

Dining Room



9' 10" x 9' 6" (3.00m x 2.90m)

## Kitchen



9' 10" x 7' 9" (3.00m x 2.36m)

## First Floor

Landing

Master Bedroom



10' 9" x 9' 6" (3.28m x 2.90m)

# Property Details.

## Bedroom Two



11' 9" x 9' 9" (3.58m x 2.97m)

## Outside

### Garage

17' 3" x 10' 1" (5.26m x 3.07m)

## Bedroom Three



8' 4" x 7' 9" (2.54m x 2.36m)

## Bathroom



7' 9" x 5' 4" (2.36m x 1.63m)

# Property Details.

## Floorplans



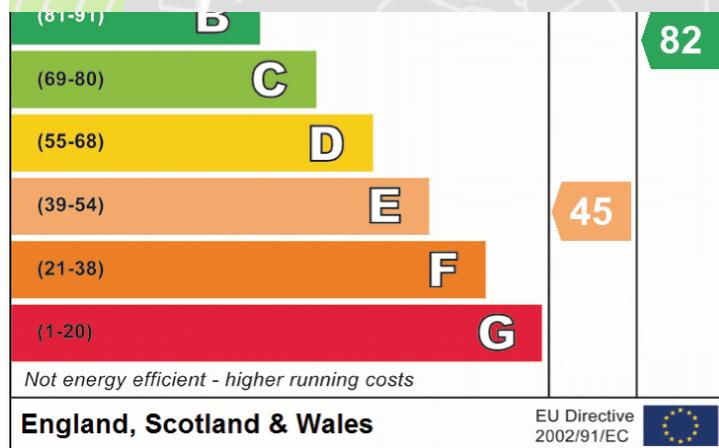
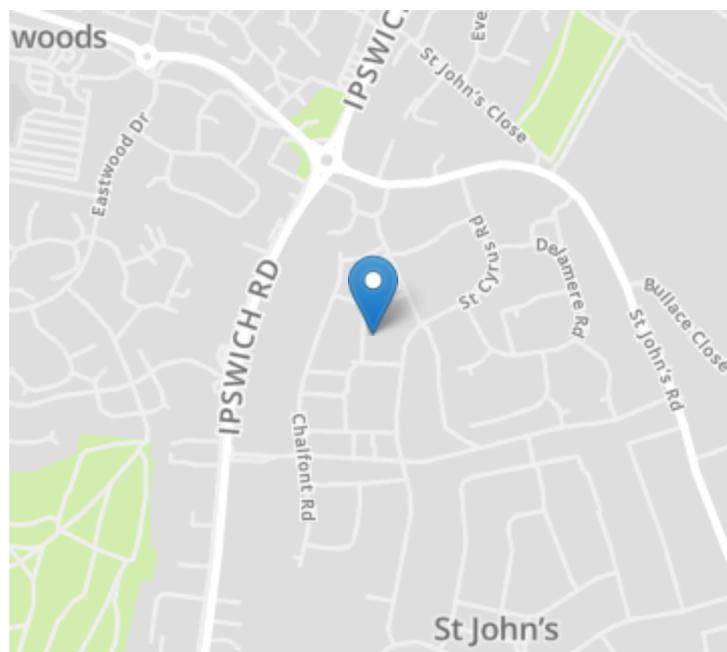
Total area: approx. 95.0 sq. metres (1022.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closetboard space. No guarantee is given to any measurements including total area. Enquirers are advised to take their own measurements.

© mdsphotos | www.mdsphotos.co.uk  
Plan produced using PlanIt

Belmont Crescent, Colchester

## Location



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.