



- GUIDE PRICE £325,000 - £335,000
- Semi-Detached House
- Corner Plot
- Three Bedrooms
- Two Receptions Rooms
- Log Burner in Lounge
- Kitchen/Breakfast Room
- Generous Garden
- Driveway And Garage

**8 St Monance Way, Colchester, Essex.  
CO4 0PN.**

Positioned on a corner plot in the highly sought after St Johns Area to the north of Colchester is this spacious three bedroom semi-detached house, which offers generous accommodation throughout whilst also boasting a sizeable plot. St Johns is a highly desirable location and offers brilliant local amenities ranging from a parade of local shops, great schooling and easy access to the Town Centre and the A12/A120.



# Property Details.

## Ground Floor

### Entrance Hall

With window to side, stairs rising to first floor, doors to;

### WC

With hand wash basin, close coupled WC, radiator.

### Living Room



16' 7" x 9' 8" (5.05m x 2.95m) With UPVC double glazed windows to double aspect, radiator, TV point, log burner, open to;

### Dining Room



11' 2" x 9' 2" (3.40m x 2.79m) With UPVC double glazed window to front, radiator, door to;

## Kitchen/Breakfast Room



20' 10" x 9' 2" (6.35m x 2.79m) With UPVC double glazed window to double aspect, door to garden, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for kitchen appliances, two built in cupboard.

## First Floor

### Landing

With UPVC double glazed window to rear, airing cupboard, doors to;

### Bedroom One



13' 0" x 9' 1" (3.96m x 2.77m) With UPVC double glazed window to double aspect, radiator.

# Property Details.

## Bedroom Two



13' 10" x 7' 8" (4.22m x 2.34m) With UPVC double glazed window to front, radiator, built in wardrobe.

## Bedroom Three



9' 10" x 8' 9" (3.00m x 2.67m) With UPVC double glazed window to side, radiator.

## Bathroom



Three piece bathroom suite with UPVC obscure double glazed window to rear, part tiled walls, panelled bath with shower over, wash hand basin, close coupled WC.

## Outside

### Rear Garden



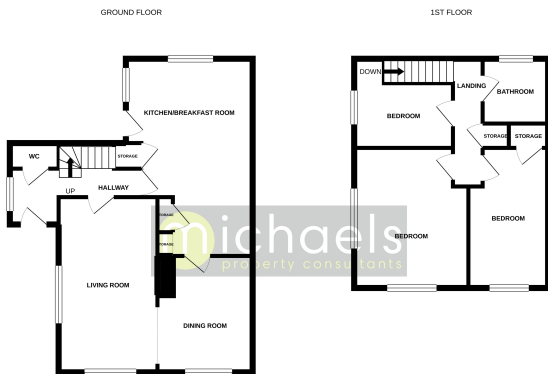
Outside, as previously mentioned the property is favourably positioned on a corner plot and allows the property to have a generous unoverlooked rear garden. The garden is enclosed by fencing and hedgerow with gated rear access.

### Garage & Parking

The garage can also be accessed from the garden and in front of the garage there is a block paved driveway which provides off road parking for two cars. The garage also has power and light connected with an up and over door to front.

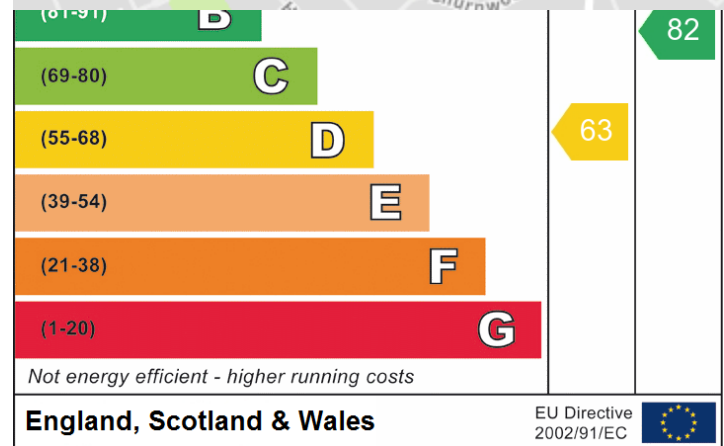
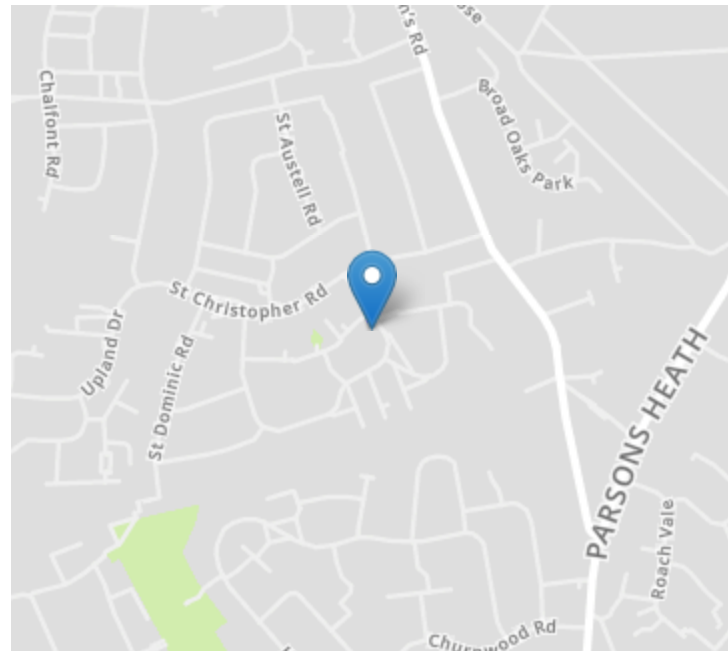
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, fixtures, fittings and areas are approximate and are subject to change. The floor plan is provided 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. See also leaflet 12/2021.

## 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.