



- Link Detached Bungalow
- One Double Bedroom
- Modern Re-Fitted Bathroom
- Fitted Kitchen
- Conservatory
- Matured Rear Garden
- Garage And Substantial Driveway
- St Johns Area

4 St Thomas Close, Colchester, Essex. CO4 0JD.

Offered on a chain free basis is this one double bedroom link-detached bungalow, located in a quiet cul-de-sac location in the popular area of St Johns with excellent access to a local parade of shops, the A12/A120 and well served bus routes to the town centre. Joined by only the roof line this property is unique in its design and should be viewed to be truly appreciated. Offering an entrance hall, a double one bedroom, a sizeable living room with french doors to the rear garden, recently refitted three piece bathroom suite and a conservatory. Externally the property benefits from a well matured wrap around rear garden, garage and a substantial driveway providing ample parking.



Property Details.

Ground Floor

Entrance

UPVC entrance door to front aspect, door leading to:

Hallway

Loft access above (part boarded for additional storage) inset spotlights, oak flooring, built in storage cupboard (housing gas & electric meters) further doors to:

Master Bedroom



10' 10" x 10' 6" (3.30m x 3.20m) UPVC window to front aspect, radiator

Family Bathroom



UPVC window to front aspect, corner bath with mixer tap, shower head with mixer tap, wash hand basin with mixer tap, W.C, chrome heated towel rail, extractor fan, inset spotlights

Living Room



13' 6" x 11' 2" (4.11m x 3.40m) UPVC french doors leading to rear garden, radiator, oak flooring throughout, variety of communication input/output

Property Details.

Kitchen



10' 0" x 8' 5" (3.05m x 2.57m) UPVC window to rear aspect, inset sink, drainer and mixer tap over, tiled splash backs, variety of fitted base and eye level units with working surfaces over and inset draw units, inset electric fan assisted oven with for-ring gas hob and extractor fan over, space & plumbing for washing machine, radiator, further door to leading to:

Conservatory



11' 4" x 7' 0" (3.45m x 2.13m) UPVC french doors to rear aspect leading to rear garden, UPVC windows to side aspect

Outside, Garage & Parking

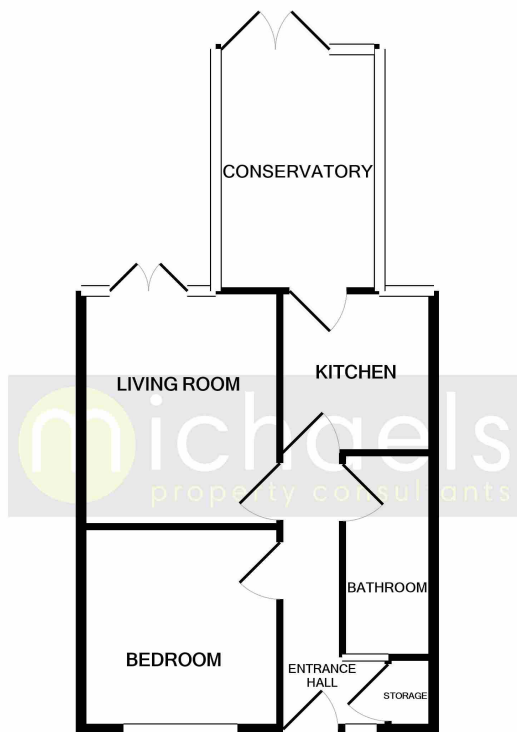


This property benefits from a well maintained private rear garden, which features a large lawn area and features an array of well maintained shrubs and plants. There is a sizeable patio area, ideal for outdoor dining furniture. The boundaries are formed by panel fencing and there is a gate providing side access.

The property benefits from a garage with windows to either side aspect and features full power and lighting. Off road parking can easily be found to the front of the property, for numerous vehicles.

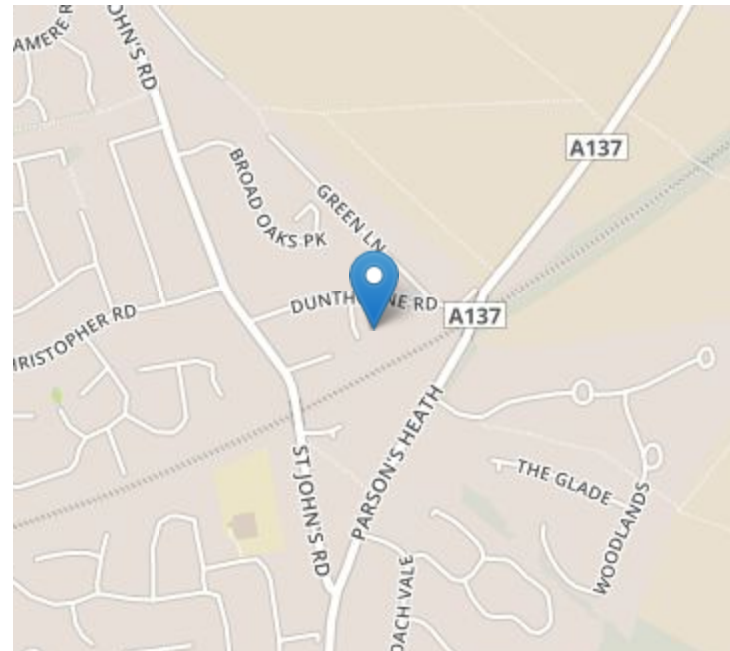
Property Details.

Floorplans

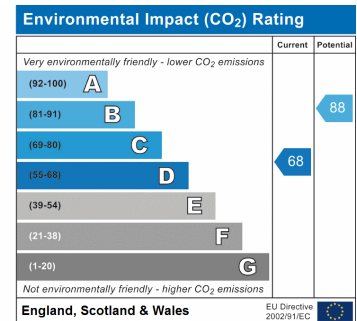
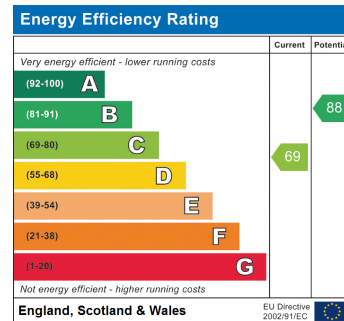


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.