



- GUIDE PRICE £325,000 - £350,000
- Offered With No Onward Chain - Viewing Advised
- Link Detached House
- Three Bedrooms
- Some Updating Required
- Two Reception Rooms
- Generous Garden
- Garage And Parking

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

GUIDE PRICE £325,000 - £350,000 A superb opportunity to purchase this chain free, three bedroom detached family home positioned within this quiet road 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.





# Property Details.

## Entrance Porch

With door to;

## Hallway

With stairs rising to first floor with storage cupboard under, doors to;

## Living Room



13' 5" x 11' 4" (4.09m x 3.45m) With UPVC double glazed window to front, radiator, gas fireplace, double doors to;

## Dining Room



10' 0" x 9' 5" (3.05m x 2.87m) With UPVC double glazed window to rear, radiator, door to;

## Kitchen



9' 9" x 7' 9" (2.97m x 2.36m) With UPVC double glazed window to rear and door to side, a range of matching units with worktop and inset sink and drainer, space for kitchen appliances.

## First Floor

### Landing

With airing cupboard, loft access and doors to;

### Bedroom One



11' 7" x 9' 6" (3.53m x 2.90m) With UPVC double glazed window to front, radiator, built in wardrobe.

# Property Details.

## Bedroom Two



11' 7" x 10' 0" (3.53m x 3.05m) With UPVC double glazed window to rear, radiator, built in wardrobe.

## Bedroom Three



8' 1" x 8' 0" (2.46m x 2.44m) With UPVC double glazed window to front, radiator, built in storage.

## Bathroom



With UPVC double glazed obscure window to rear, wash hand basin, panelled bath, tiled walls, radiator.

## WC

With UPVC double glazed window to rear, close coupled WC, part tiled walls.

## Outside

### Rear Garden



The garden is predominately lawn with a garden shed to remain. The garden is also enclosed by panel fencing.

## Garage

17' 1" x 10' 1" (5.21m x 3.07m) With up and over door to front, single door to front, window and door to rear.

