# michaels property consultants

Guide Price £325,000



- 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.

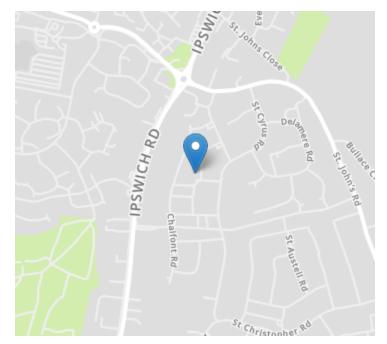
## Property Details.

#### Floorplans



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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.



