



Pownall Crescent, Colchester, CO2 7RG

welcome to

Pownall Crescent, Colchester

OFFERED WITH NO ONWARD CHAIN, this older style two bedroom house is situated on the south side of Colchester off Mersea Road, around 0.6 miles from St Botolphs train station and the city centre. There are further local amenities and schools nearby.



Auctioneer's Comments

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Description

This property could provide an ideal first time purchase or investment opportunity and is offered with no ongoing chain. Ground floor accommodation comprises kitchen, dual aspect lounge, hallway and shower room. The first floor offers two good size bedrooms. Externally there is off road parking for one car.

Entrance Door To:

Kitchen

Range of white base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, single oven and four ring gas hob with extractor over, under counter fridge and freezer, dishwasher, radiator, laminate flooring, vaillant combi boiler, double glazed window to side, spotlights, door to:

Lounge

18' max x 9' 1" max (5.49m max x 2.77m max)
Laminate flooring, radiator, electric fireplace, double glazed window to front, double glazed window to side, spotlights, door to:

Inner Hall

Radiator, utility cupboard, space and plumbing for washing machine and tumble dryer, stairs to first floor, door to:

Shower Room

Modern white three piece suite comprising shower cubicle, vanity wash hand basin and low level w.c., heated towel rail, spotlights, vinyl flooring.

First Floor Accommodation

Landing

Double glazed window to front, doors to:

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)
Double glazed window to side, radiator.

Bedroom Two

11' x 6' 1" max (3.35m x 1.85m max)
Double glazed window to side, single wardrobe, radiator, carpet.

Outside

There is parking for one car and a communal outside space.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Pownall Crescent, Colchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House Close To Station & City Centre
- Kitchen & Lounge/Diner
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Parking For One Car

Tenure: Freehold EPC Rating: D

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CCS120431 - 0003

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