



St. Saviour Close, Colchester, CO4 0PW

welcome to

St. Saviour Close, Colchester

GUIDE £350,000-£375,000 - NO ONWARD CHAIN this excellent LINK-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in a CUL-DE-SAC on the SOUGHT-AFTER ST JOHNS ESTATE the property is close to LOCAL SCHOOLS, various shops, bus services and A12/A120



Entrance

The property is entered via the obscure double glazed front door leading to:

Porch

Obscure double glazed window to the front aspect and an obscure glazed door leading to;

Entrance Hall

Obscure glazed window to the front aspect, radiator, stairs rising to the first floor and doors leading to;

Living Room

18' 6" x 10' (5.64m x 3.05m)

Double glazed window to the front aspect, radiator and open access to:

Dining Room

10' x 7' 4" (3.05m x 2.24m)

Double glazed window to the rear aspect, radiator and a door leading to:

Kitchen

11' 4" x 7' 8" (3.45m x 2.34m)

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, built-in larder cupboard and a built-in understairs cupboard.

First Floor Landing

Double glazed window to the rear aspect, access to the loft and doors leading to;

Bedroom One

13' 6" x 10' max (4.11m x 3.05m max)

Double glazed window to the front aspect and a radiator.

Bedroom Two

11' into wardrobes x 8' 10" max (3.35m into wardrobes x 2.69m max)

Double glazed window to the rear aspect, fitted wardrobes and a radiator.

Bedroom Three

11' 10" x 7' 8" max (3.61m x 2.34m max)

Double glazed window to the rear aspect and a radiator.

Shower Room

Obscure double glazed window to the rear aspect, walk-in shower with adjustable shower head and mixer tap, wash hand basin with mixer tap and cupboard under, low level WC, heated towel rail, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a concrete patio area, external tap and further access via the front gate and side pathway.

Garage

17' 6" x 8' (5.33m x 2.44m)

Up and over door to the front, window to the rear, wall-mounted Worcester boiler with power and lighting connected.

Driveway

There is a substantial driveway to the front of the property providing off road parking for several vehicles.



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St. Saviour Close, Colchester

- Three Bedrooms
- Link-Detached Family House
- Lounge and Dining Room
- First Floor Shower Room
- Attractive Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ108660 - 0004

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