

**St. Cyrus Road, Colchester
CO4 0LR
Offers Over £270,000 Freehold**

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

Phone: 01206 302288

email: property@townandcountryresidential.co.uk

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- SEMI DETACHED TWO BEDROOM BUNGALOW
- OFF ROAD PARKING
- POSITIONED ON A LARGE CORNER PLOT
- IDEAL FOR COMMUTERS
- WALKING DISTANCE TO FRIAR'S GROVE PRIMARY
- WALKING DISTANCE TO ST. JOHN'S COE SCHOOL
- FAMILY BATHROOM
- ST JOHNS DEVELOPMENT
- CLOSE TO LOCAL SHOPPING AMENITIES
- NO ONWARD CHAIN

SITUATED ON THE SOUGHT AFTER ST JOHNS DEVELOPMENT OFFERED FOR SALE WITH
NO ONWARD CHAIN

***SEMI DETACHED BUNGALOW POSITIONED ON LARGE CORNER PLOT ***

Ideal for all commuters as this property is located within easy access to the A12/A120, also walking distance to both Friar's Grove Primary & St. John's Church of England Primary schools in addition to being only a short distance from shopping & leisure amenities. The accommodation includes kitchen/diner with views and access to the rear garden, living room, two bedrooms and family bathroom. The external accommodation benefits from a generous front and side garden including off road parking with gated access leading to the rear enclosed garden.

*** VIEWING APPOINTMENTS NOW HAPPENING***

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

UPVC door opening into hall with inset foot mat, centre light, radiator, loft hatch, door leading to: lounge, kitchen, bathroom, bedroom 1 & 2

LOUNGE

11' 10" x 11' 7" (3.60m x 3.53m)

Patio door to rear garden, centre light, carpet flooring, centre light, radiator, electric fire place, views onto rear garden, door leading to: hall

KITCHEN/DINER

17' 6" x 9' 9" (5.33m x 2.97m)

Window to side, laminate flooring, 2 x centre light, radiator, range of wall and base units, laminate worktops, space for fridge freezer, dish washer, washing machine, integrated electric oven and gas hob, stainless steel sink and left hand drainer and sink, over head fan, part tiled walls, open plan dining area, door leading to: garden

BEDROOM 1

12' 10" x 11' 6" (3.91m x 3.50m)

Window to front, which looks onto side garden, carpet flooring, centre light, radiator, space for ample furniture, door leading to: landing

BEDROOM 2

9' 10" x 7' 10" (2.99m x 2.39m)

Windows to front and side, centre light, carpet flooring, single bedroom with views onto garden, door leading to: landing

FAMILY BATHROOM

6' 5" x 5' 2" (1.95m x 1.57m)

Frosted window to front, vinyl flooring, spot lights, white suite comprising of low level W.C., wash hand pedestal basin, paneled bath with over head shower, part tiled walls, ceiling extractor fan, door leading to: landing

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OUTSIDE

Rear

Paved area with remainder laid to lawn

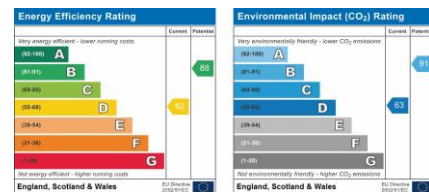
Boundary retained by privacy fencing and brick wall

Access to rear via gate

Front

Generous corner plot which is laid to lawn

Off road parking with access to rear garden

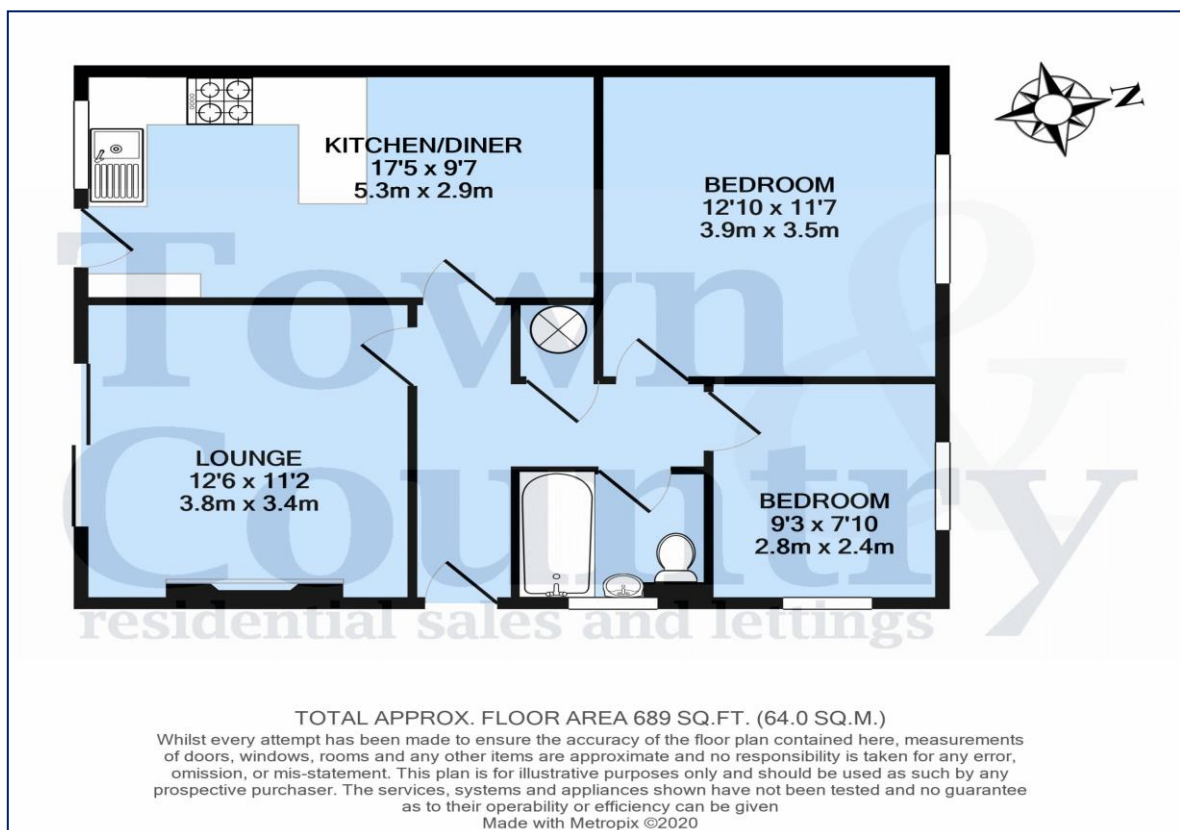


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