



St. Monance Way, Colchester CO4 0PJ

welcome to

St. Monance Way, Colchester

Offered with NO ONWARD CHAIN this charming DETACHED BUNGALOW provides WELL-PROPORTIONED ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is convenient for LOCAL SHOPS, bus services and the A12/A120.



Entrance

The property is entered via the side door with obscure double glazed insets leading to:

Hallway

Built-in cupboard (housing the Potterton boiler), radiator and doors leading to;

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the front aspect and a radiator.

Kitchen

Part obscure double glazed side door (for access to the side path), double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, built-in cupboard (housing the electric meter) and tiled flooring.

Shower Room / Wc

Obscure double glazed window to the side aspect, walk-in double shower with Triton electric shower and adjustable shower head, pedestal wash hand basin, low level WC, radiator, part tiled walls and tiled flooring.

Dining Area

Double glazed French doors opening on to the rear garden, radiator and open access to:

Living Room

Double glazed window to the rear aspect, radiator.

Rear Garden

The rear garden is mainly laid to lawn with a concrete patio area, wooden shed to the rear and further access via the side gate.

Front Garden

The front garden is mainly laid to lawn (with the boxed gas meter) and a pathway leading to the side door.

Garage

The garage can be found to the side of the property with an up-an-over door to the front and a part double glazed side door.

Parking

The block paved driveway can be found to the side of the property providing off road parking for a number of vehicles.

Agents Note

Remedial works were carried out to the detached garage located to the rear of the property in May 2022 under an insurance claim. Following completion of the works, a Certificate of Structural Adequacy was issued. Interested parties are advised to make any necessary enquiries regarding the remedial works and associated certification through their legal representative and/or appointed surveyor.



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welcome to

St. Monance Way, Colchester

- Two Double Bedrooms
- Detached Bungalow
- Lounge and Dining Area
- Modern Shower Room
- Attractive Rear Garden

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110071 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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