



4 ST. MONANCE WAY,

COLCHESTER, ESSEX, CO4 0PN

NP NICHOLAS
PERCIVAL

Situated in the ever-popular St Johns area of Colchester is this three bedroom semi-detached family home, which is located on a quiet residential turning and within walking distance of a useful parade of shops and local primary school that was rated 'Good' in the most recent Ofsted report.

The property is comprised of a sitting room, kitchen / dining room, two double bedrooms, a single bedroom, bathroom and w/c.

There is off-road parking for several vehicles, in addition to the detached garage and an enclosed Westerly facing rear garden.

Tenure Freehold | Gas Central Heating | EPC D | Council Tax Band C



Property

Upon entering the property the entrance hallway provides access to the dual aspect sitting room, the gas fire is not operational and has been capped off.

The sitting room provides access to the dining area to the rear of the property, which also benefits from built in storage cupboards and drawers.

Adjacent to the dining area is the kitchen, that incorporates the following integrated appliances, an undercounter fridge, an undercounter freezer, slim line dishwasher, washing machine, oven and induction hob. Ample storage is provided by a good array of cupboards and drawers all set within an attractive synthetic resin worktop. The kitchen has the additional benefit of a pantry cupboard. A door from the kitchen provides

access to the driveway and rear garden.

Ascending the stairs to the first floor, the main bedroom is a spacious dual aspect double room to the front. There is a double room to the rear with built in wardrobe, and the third bedroom is a single to the front of the property. The bathroom is comprised of a bath with shower mixer hose and handbasin set within a vanity unit. There is a separate first floor w/c.

Outside

To the front of the property the block paved driveway provides off-road parking for several vehicles, in addition to the detached single garage. Please note there is no power connected to the garage.

The enclosed Westerly facing rear garden features a patio, and is mainly laid to lawn with mature beds and borders of established

planting.

Situation

The property is situated in the ever popular St Johns area of Colchester. There is a useful parade of shops within walking distance of the property, including a Tesco Express, Pharmacy and Hairdressers. Also within walking distance is the local primary school that was rated as 'Good' in the latest Ofsted report. The city of Colchester benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre.

Transport connections are first rate with both the A12 and mainline rail station easily accessed.

Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If

there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, **nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

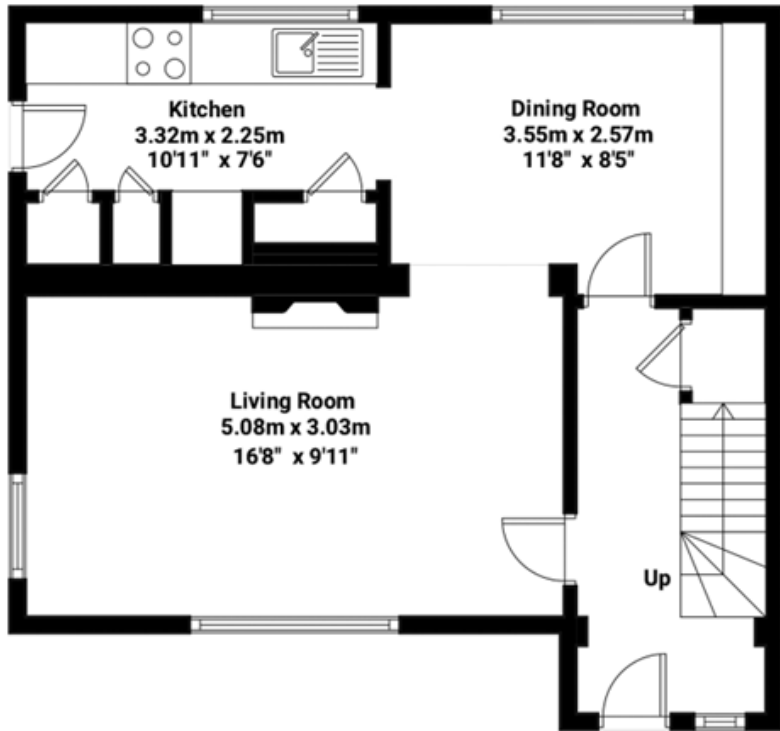
NP NICHOLAS PERCIVAL

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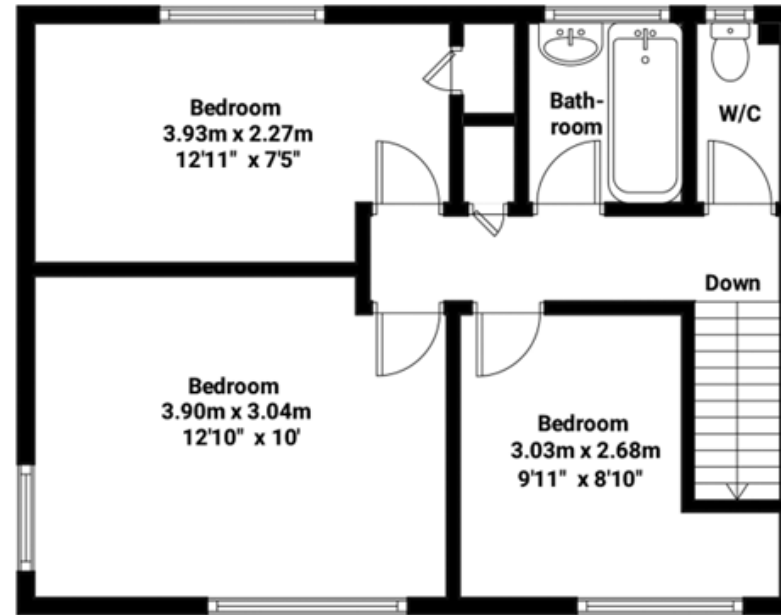


Monance Way, Colchester

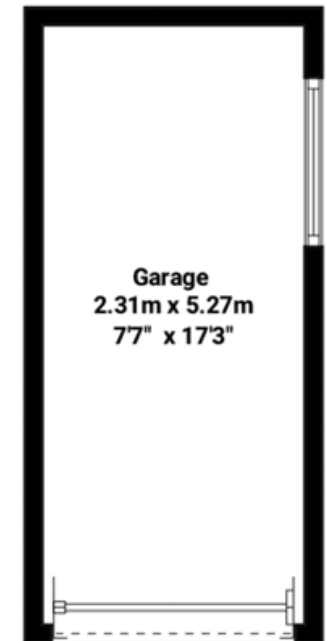
Illustration for identification purposes only. Measurements are approximate and not to scale.



Ground Floor



First Floor



TOTAL APPROXIMATE FLOOR AREA:

929.5 sq ft (86.35 sq mt)

House: 798.5 sq ft (74.18 sq mt)

Garage : 131 sq ft (12.17 sq mt)

