



Pownall Crescent, COLCHESTER, CO2 7RE

welcome to

Pownall Crescent, COLCHESTER

Offered with NO ONWARD CHAIN, this two double bedroom home is situated on the south side of Colchester, off Mersea Road, a short walk from Colchester town train station and the city centre. There are also local shops and facilities available.



This spacious home is conveniently situated for access to amenities and transport links, and benefits from no ongoing chain.

Ground floor accommodation comprises living room, separate dining room, modern kitchen and cloakroom. The first floor offers two double bedrooms and a modern family bathroom.

Externally there is a generous tiered garden providing an ideal space for relaxing and outside dining, and on street parking is available.

Entrance Door To:

Living Room

11' 7" max x 10' 2" max (3.53m max x 3.10m max)
Double glazed window to front, carpet, radiator, door to:

Dining Room

12' 1" max x 12' max (3.68m max x 3.66m max)
Double glazed window to rear, cupboards, two radiators, carpet, door to stairwell to first floor, door to:

Kitchen

15' 7" max x 5' 3" max (4.75m max x 1.60m max)
Range of base and eye level units, work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated oven and hob with splashback and extractor hood over, built-in appliances, two radiators, wood effect flooring, two double glazed windows and door to side, door to:

Cloakroom

Double glazed window to rear, low level w.c., wall mounted wash hand basin, radiator, wall mounted cabinet.

First Floor Accommodation

Landing

Built-in cupboard, doors to:

Bedroom One

11' 9" max x 10' 2" max (3.58m max x 3.10m max)
Double glazed window to front, radiator, carpet.

Bedroom Two

9' 3" to cupboard x 8' 11" (2.82m to cupboard x 2.72m)
Built-in cupboard, double glazed window to rear, radiator, carpet.

Bathroom

Modern white suite comprising bath with shower over and screen, wash hand basin set into vanity unit with cabinet below and low level w.c., wall mounted cabinet, part tiled walls, tall cupboard, heated ladder towel rail, wood effect flooring, double glazed obscure window to rear.

Outside

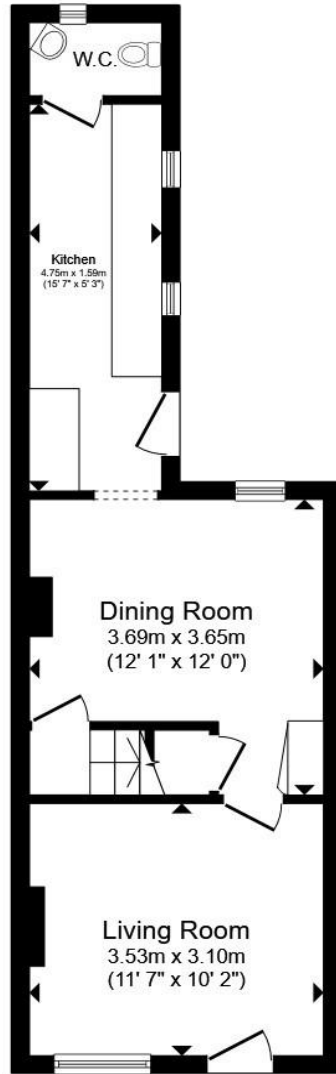
There is a lovely rear garden which is generous in size and commences with low maintenance paved sections. Steps lead up to a further garden area with shed, greenhouse, lawned garden, paved pathways and seating area to the rear, all enclosed by panel enclosed fencing.

There is on street parking available.

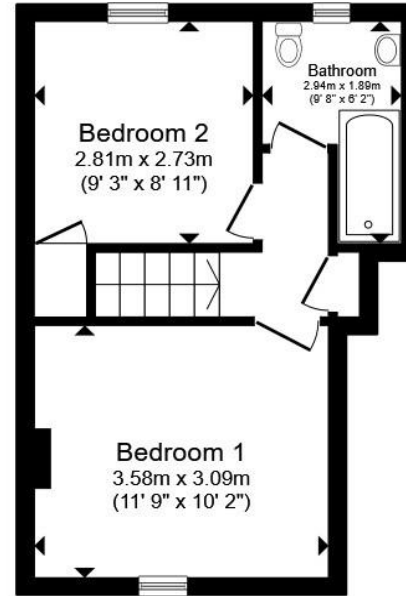


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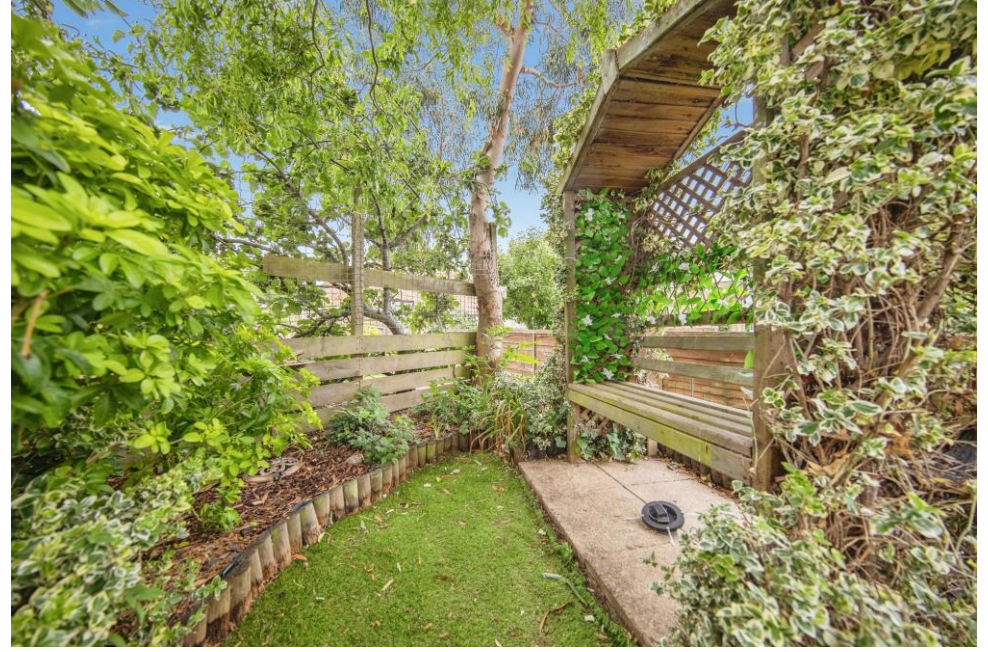
Ground Floor



First Floor

Total floor area 60.2 m² (648 sq.ft.) approx

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.propertybox.io



welcome to

Pownall Crescent, COLCHESTER

- NO ONWARD CHAIN
- Two Reception Rooms
- Ground Floor Cloakroom
- Two Double Bedrooms
- First Floor Bathroom
- Enclosed Rear Garden
- On Street Parking

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

offers in excess of

£240,000



directions to this property:

Refer to map



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121581 - 0003

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