



Pownall Crescent, Colchester, CO2 7RF

welcome to

Pownall Crescent, Colchester

This lovely end of terrace house is situated off Mersea Road on the south side of Colchester, less than 1 mile from the city centre and town train station. The property has the added benefit of off street parking.



Early viewing is advised of this well presented and spacious home conveniently situated for access to amenities and transport links. The ground floor offers a spacious lounge/diner with feature fireplace, modern kitchen, utility area and modern bathroom. The first floor offers two double bedrooms with a third bedroom/nursery off the second. Externally there is a lovely private rear garden.

Entrance Door To:

Entrance Porch

Wood flooring, upvc double glazed window to side, radiator.

Lounge

Wooden flooring, feature fireplace, two radiators, stairs to first floor, upvc double glazed window to front.

Kitchen

Marble effect work surfaces, inset sink unit with mixer tap, range of matching base and eye level units, built-in cooker, four ring gas hob, space for fridge/freezer, washing machine, lino flooring, skylight window, upvc double glazed windows to rear and side.

Bathroom

Panel enclosed bath with shower over and screen, low level w.c., wash hand basin, heated towel rail, tiled flooring, upvc double glazed window to rear,

First Floor Accommodation

Landing

With doors to:

Bedroom One

Upvc double glazed window to front, radiator, wooden flooring.

Bedroom Two

Upvc double glazed window to rear, radiator, built-in storage cupboard, carpet, door to:

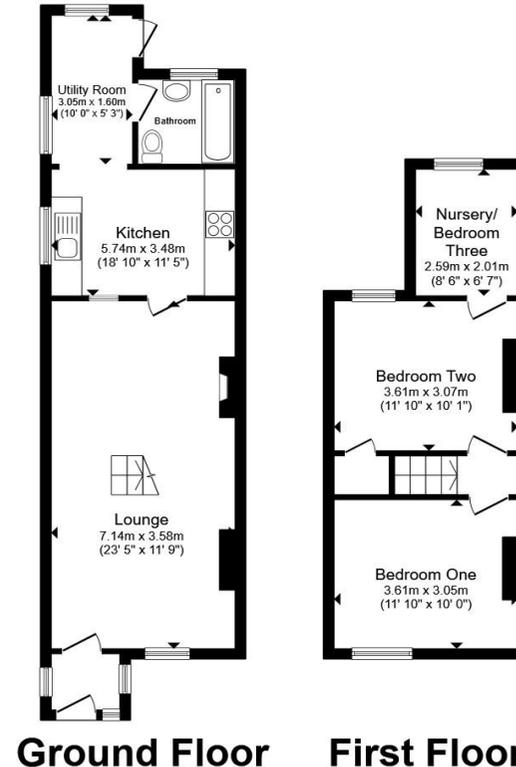
Bedroom Three/Nursery

Upvc double glazed window to rear, radiator, carpet.

Outside

There is an enclosed split level rear garden which is laid to lawn with large patio area and mature borders, all enclosed by panel fencing.

The property benefits from a driveway providing off road parking.



Total floor area 76.9 m² (828 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



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welcome to

Pownall Crescent, Colchester

- Victorian Style End Of Terrace House
- Spacious Lounge/Diner
- Modern Kitchen & Bathroom
- Utility Area
- Two/Three Bedrooms
- Enclosed Rear Garden
- Driveway Parking

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

offers in excess of
£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121341 - 0003

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