

oakheart

£325,000

Guide Price

St. Johns Road, Colchester

Guide Price: £325,000 - £350,000.

This charming three-bedroom semi-detached property, located in the highly desirable St Johns district of North Colchester, offers a perfect blend of space, comfort, and convenience. With easy access to the A12, excellent local schools, and a variety of amenities, this extended home is ideal for growing families seeking a spacious and well-appointed residence.

Upon entering, you are welcomed by a bright hallway that leads into an impressive open-plan living room and dining area. This inviting space features wood effect laminate flooring, stylish pendant lighting, and sliding doors that

open directly into the garden, creating a seamless indoor-outdoor flow. The ground floor also includes an additional reception room, perfect for a playroom or home office, as well as a generous kitchen equipped with a range of base and eye-level gloss units, ample cupboard space, and modern appliances, including an electric fan-assisted oven with an induction hob.

The first floor boasts three spacious bedrooms, providing comfortable accommodation for the entire family, along with a well-appointed family bathroom suite.

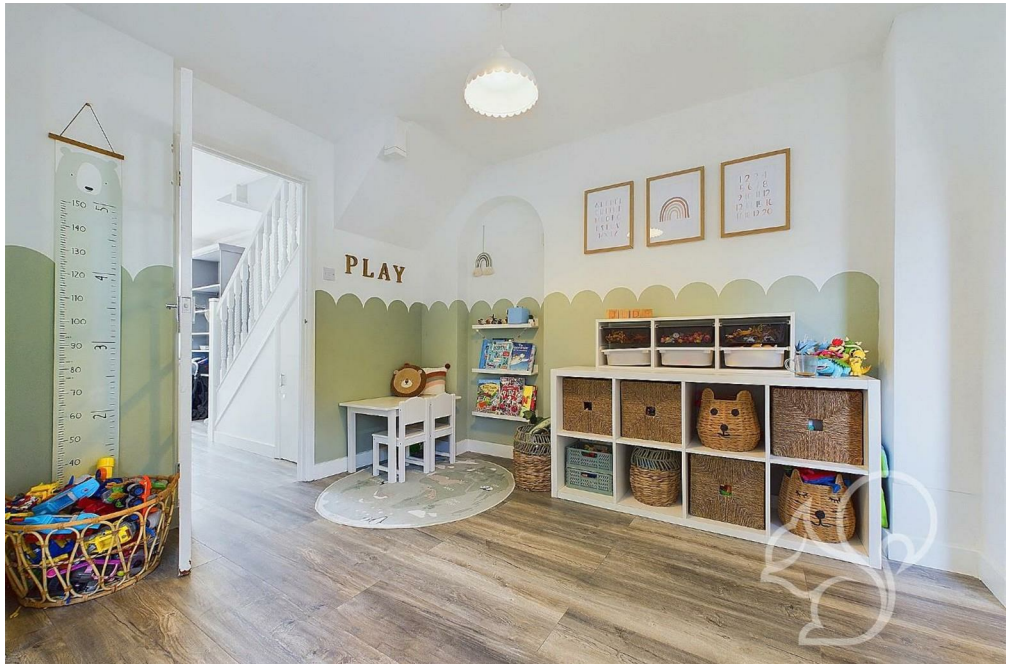
Outside, the property features an attractive wrap-around garden, with a

raised decking area at the front that is perfect for outdoor dining and entertaining. The remainder of the garden is laid to lawn and enclosed by panel fencing, offering privacy and a safe space for children to play. A driveway at the front provides off-road parking for multiple vehicles.

This property is a wonderful example of a family home that combines modern living with a desirable location, making it an excellent opportunity for those looking to settle in a vibrant community.



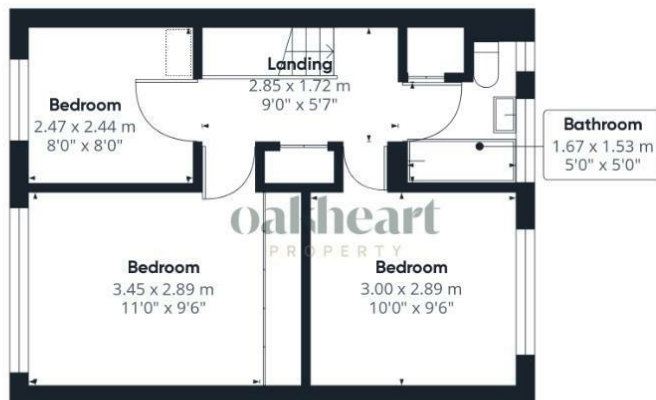








Ground Floor



Floor 1

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Approximate total area¹⁾
91.4 m²
983.82 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

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