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£350,000

Asking Price

St. Johns Road, Colchester

A spacious three-bedroom semi-detached family home located in the highly sought-after St John's area of Colchester. Perfectly positioned, this property offers convenient access to a range of local amenities, including The Gilberd Secondary School, Colchester General Hospital, and excellent transport links.

Step inside to a welcoming entrance hall leading to a generously sized open-plan living and dining area, with

French doors that open out onto the rear garden, creating a bright and airy atmosphere. The kitchen provides plenty of cupboard and worktop space and also features a door that leads to the garden, offering easy outdoor access.

Upstairs, the landing area includes an airing cupboard for additional storage. The large principal bedroom comes with built-in wardrobes, while there are two

further spacious double bedrooms. The family shower room is fitted with a modern walk-in shower cubicle, wash basin, and WC.

The property boasts a good-sized, enclosed rear garden, ideal for family life, featuring both a patio area and a predominantly lawned garden. The home also benefits from side access, a front driveway with ample off-road parking, and a single garage.











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Approximate total area[®]
80.06 m²
861.76 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.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
C

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.

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