



**St. Joseph Road, St Johns ,COLCHESTER, CO4 0LS**



**welcome to**

**St. Joseph Road, St Johns, COLCHESTER**

£325,000-£350,000 Guide. This excellent *\*SEMI-DETACHED HOUSE\**, well-presented throughout making the *\*PERFECT HOME FOR GROWING FAMILIES\**. Situated on the *\*SOUGHT-AFTER ST JOHNS ESTATE\** the property is ideal for *\*LOCAL SCHOOLS\**, various shops, *\*BUS ROUTES\** the A12/A120. Viewing is highly recommended.



### Entrance

The property is entered via the front door leading to:

### Entrance Hall

Obscure double glazed window to the front aspect, built-in under-stairs cupboard, radiator, laminate flooring, stairs rising to the first floor and doors leading to;

### Lounge

13' 6" x 12' max ( 4.11m x 3.66m max )

Double glazed bow window to the front aspect, radiator and laminate flooring.

### Kitchen / Dining Room

18' 4" x 9' ( 5.59m x 2.74m )

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of high-gloss wall and floor mounted matching cupboards and drawers (housing the boiler), integral dishwasher, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, vertical designer radiator and laminate flooring.

### First Floor Landing

Access to the loft, built-in cupboard (housing the water tank) and doors leading to;

### Bedroom One

12' x 12' max ( 3.66m x 3.66m max )

Double glazed window to the front aspect and a radiator.

### Bedroom Two

12' x 10' 6" ( 3.66m x 3.20m )

Double glazed window to the rear aspect and a radiator.

### Bedroom Three

7' 10" x 7' 8" max ( 2.39m x 2.34m max )

Double glazed window to the front aspect and a radiator.

### Family Bathroom

Two obscure double glazed windows to the rear aspect, P-shaped bath, wall mounted 'Triton' electric shower with adjustable shower head, vanity wash hand basin with mixer tap and cupboard under, low level WC, Chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

### Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, wooden shed to the rear, external tap and further access via the side gate.

### Garage

9' x 7' ( 2.74m x 2.13m )

Up and over door to the front, part obscure double glazed door to the side, double glazed window to the side with power and lighting connected.



***view this property online*** [williamhbbrown.co.uk/Property/CSJ107820](http://williamhbbrown.co.uk/Property/CSJ107820)



welcome to

## St. Joseph Road, St Johns COLCHESTER

- Three Bedrooms
- Semi-Detached Family House
- Well-Appointed Kitchen/Dining Room
- Garage and Driveway
- Attractive Rear Garden

Tenure: Freehold EPC Rating: D

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSJ107820](http://williamhbrown.co.uk/Property/CSJ107820)



Property Ref:  
CSJ107820 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



42a St Christopher Road, Colchester, Essex,  
CO4 0NA



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**