

St. Christopher Road, Colchester, CO4 0NA



## welcome to

# St. Christopher Road, Colchester

This charming \*DETACHED BUNGALOW\* is \*WELL-PRESENTED THROUGHOUT\* offering \*COMFORTABLE ACCOMMODATION\* with early viewing highly recommended. Situated on the \*SOUGHT-AFTER ST JOHNS ESTATE\* the property is particularly convenient for the \*PARADE OF SHOPS\*, local bus services and the A12/A120.













#### **Entrance**

The property is entered via the part leaded obscure double glazed side door leading to:

### **Hallway**

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

#### **Bedroom One**

12' 6" into wardrobes x 11' max ( 3.81m into wardrobes x 3.35m max )

Leaded double glazed window to the front aspect, fitted wardrobes with mirror fronted sliding doors and a radiator.

#### **Bedroom Two**

13' 4" x 9' (4.06m x 2.74m)

Leaded double glazed window to the front aspect and a radiator.

#### Kitchen

10' x 9' 5" max ( 3.05m x 2.87m max )

Part obscure double glazed side door to the side path, leaded double glazed window to the side aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, integral fridge and freezer, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, wall-mounted 'Worcester' boiler, built-in larder cupboard, radiator, inset spotlights and tiled flooring.

### **Shower Room**

Obscure double glazed window to the side aspect, walk-in shower cubicle with adjustable shower head and mixer tap, wash hand basin with mixer tap, low level WC, Chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

### **Dining Area**

9' 10" x 9' 2" ( 3.00m x 2.79m )

Double glazed window to the rear aspect, radiator and open access to:

#### Lounge

13' 4" x 12' 10" ( 4.06m x 3.91m ) Gas fireplace feature, radiator and double glazed sliding patio doors leading to:

### Conservatory

10' x 8' max ( 3.05m x 2.44m max ) Double glazed side door opening onto the rear garden, double glazed windows to the rear and side

aspects, radiator and tiled flooring.

#### Rear Garden

The rear garden is mainly paved with shingled surround and further gated access to both sides.

### Garage

16' x 8' (4.88m x 2.44m)

Up and over door to the front, double glazed window to the rear and a door to the side.

### **Parking**

There is a block paved driveway to the front and side of the property providing off road parking for a number of vehicles.





## welcome to

# St. Christopher Road, Colchester

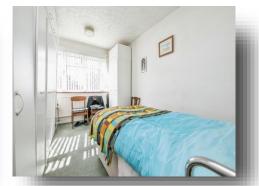
- Two Bedroom Detached Bungalow
- Lounge and Dining Area
- **Modern Shower Room**
- Garage and Driveway
- Garage and Driveway

Tenure: Freehold EPC Rating: D

offers in excess of

£340,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ108692



Property Ref: CSJ108692 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 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

ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk

01206 843464

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.