



**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.



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## 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

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Property Ref:  
CSJ108692 - 0003

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