



St. Johns Road, Colchester, CO4 0JW

welcome to

St. Johns Road, Colchester

This charming **EXTENDED SEMI-DETACHED HOUSE** is **WELL-PRESENTED THROUGHOUT** making the **PERFECT HOME FOR GROWING FAMILIES**. Situated in a **POPULAR LOCATION** the property is ideal for **LOCAL SCHOOLS**, various shops, **BUS ROUTES** and the **A12/A120**. An early viewing is highly recommended.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Living Room

12' 10" x 11' 2" max (3.91m x 3.40m max)
Leaded double glazed window to the front aspect, chimney breast, gas fireplace feature, radiator, Karndeian flooring and open access to:

Dining Room

11' 2" x 10' 4" max (3.40m x 3.15m max)
Double glazed window to the rear aspect, chimney breast, radiator, Karndeian flooring, stairs rising to the first floor and a multi-paned door leading to:

Kitchen

13' 8" x 7' (4.17m x 2.13m)
Part double glazed side door to the shared driveway, double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, gas cooker point, plumbing for a dishwasher, extractor fan, tiled flooring and arched access to:

Utility Room

11' x 6' 2" (3.35m x 1.88m)
Double glazed French doors opening onto the rear garden, worktop, plumbing for a washing machine, wall-mounted Glow Worm boiler and a radiator.

First Floor Landing

Two accesses to the loft, chimney breast, dado rail and doors leading to;

Bedroom One

11' 2" x 10' 4" max (3.40m x 3.15m max)
Leaded double glazed window to the front aspect, chimney breast, fitted wardrobe to the alcove, fitted wardrobes and a radiator.

Bedroom Two

10' 4" x 7' 6" (3.15m x 2.29m)
Double glazed window to the rear aspect, chimney breast and a radiator.

Shower Room

Obscure double glazed window to the side aspect, shower quadrant with Triton electric shower and adjustable shower head, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, tiled walls and tiled flooring.

Bedroom Three

7' x 5' 10" (2.13m x 1.78m)
Double glazed window to the rear aspect, fitted cupboard and a radiator.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio area, further paved patio to the rear, flower beds to the sides, external tap, external lighting and further access via the double gates to the front.

Parking

There is a gated shared driveway to the side of the property provided off road parking.



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welcome to

St. Johns Road, Colchester

- Three Bedrooms
- Extended Semi-Detached House
- Lounge and Dining Room
- Attractive Rear Garden
- Off Road Parking

Tenure: Freehold EPC Rating: D

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ108965 - 0004

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