

St. Johns Road, Colchester, CO4 0JW

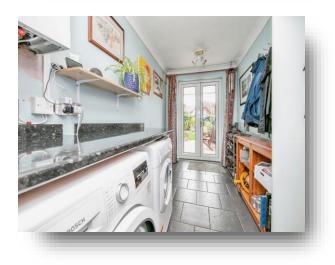


welcome to

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.

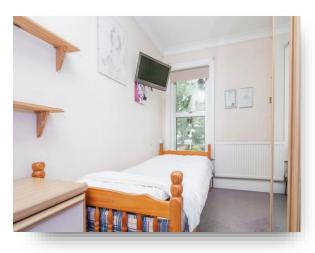












Entrance

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, Karndean 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, Karndean 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-anda-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" ($2.13m \times 1.78m$) 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.





welcome to

St. Johns Road, Colchester

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

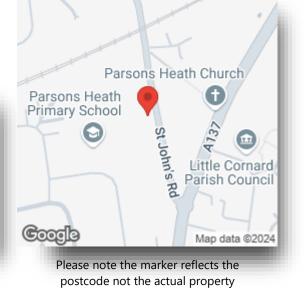
Tenure: Freehold EPC Rating: D

offers in excess of

£260,000







1. MONEY would ask

> The Property Ombudsman

Property Ref: CSJ108965 - 0004 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.

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