

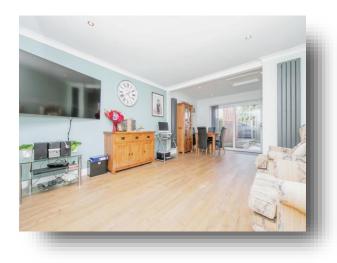
St. Christopher Road, Colchester, CO4 0NA

william h brown

welcome to

St. Christopher Road, Colchester

GUIDE PRICE £400,000 - £425,000 - Offered with NO ONWARD CHAIN this EXTENDED DETACHED BUNGALOW is BEAUTIFULLY PRESENTED THROUGHOUT having undergone EXTENSIVE RENOVATION. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is convenient for LOCAL SHOPS, bus services and the A12/A120.













Entrance

The property is entered via the side door with double glazed inset leading to:

Hallway

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

Bedroom One

13' 4" x 9' (4.06m x 2.74m) Double glazed window to the front aspect and a radiator.

Bedroom Two

12' 10" x 11' 6" max (3.91m x 3.51m max) Double glazed window to the front aspect and a radiator.

Bedroom Three

14' x 9' 4" max (4.27m x 2.84m max) Double glazed window to the rear aspect, wash hand basin with mixer tap and drawers under, vertical designer radiator and laminate flooring.

Shower Room

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

Kitchen

10' x 9' 4" max (3.05m x 2.84m max)

Double glazed window to the side aspect, one-anda-half bowl sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, integral fridge and freezer, built-in electric oven with microwave and warming tray, four-ring electric hob with cooker hood over, plumbing for a washing machine, inset spotlights and tiled flooring.

Living Room

13' 6" x 12' 10" ($4.11m \times 3.91m$) Electric fireplace feature, vertical designer radiator, inset spotlights, laminate flooring and open access leading to:

Dining Area

12' x 8' 2" (3.66m x 2.49m) Double glazed sliding patio doors opening onto the rear garden, side door with double glazed insets, access to the loft, two vertical designer radiators, inset spotlights and laminate flooring.

Rear Garden

The rear garden is mainly paved with a summerhouse to the rear, external lighting and further gated access to the side.

Garage

 $20' \times 8'$ (6.10m x 2.44m) Up and over door to the front with a door to the side, window to the rear and power/lighting connected.





There is a substantial 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

- Three Bedrooms
- Extended Detached Bungalow
- Modernised Throughout
- Stylish Fitted Kitchen
- Garage and Driveway

Tenure: Freehold EPC Rating: D

guide price **£400,000-£425,000**





view this property online williamhbrown.co.uk/Property/CSJ109004



Property Ref: CSJ109004 - 0003 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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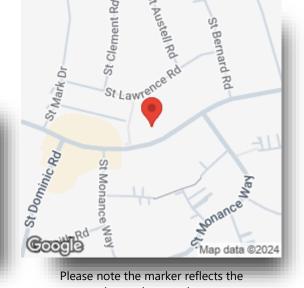


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postcode not the actual property