



St. Johns Road, Colchester, CO4 0JW

welcome to

St. Johns Road, Colchester

This impressive EXTENDED SEMI-DETACHED HOUSE provides SUBSTANTIAL ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated in a POPULAR RESIDENTIAL AREA the property is convenient for LOCAL SCHOOLS, various shops, bus routes and the A12/A120. An early viewing is highly recommended.



Entrance

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

Hallway

Obscure double glazed window to the side aspect, radiator, stairs rising to the first floor and a door leading to:

Dining Room

15' x 11' max (4.57m x 3.35m max)

Double glazed windows to the rear and side aspects, radiator, doorway to the kitchen and a door leading to:

Living Room

15' x 10' 4" (4.57m x 3.15m)

Double glazed windows to the front and side aspects, two radiators and laminate flooring.

Kitchen

18' 8" x 8' 10" max (5.69m x 2.69m max)

Double glazed French doors opening onto the rear garden, part obscure double glazed door to the side, double glazed window to the side aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, Belling Range style triple electric oven with seven-ring gas hob and cooker hood over, washing machine, two radiators, inset spotlights and tiled flooring.

First Floor Landing

Access to the loft (part boarded/insulated) and doors leading to;

Bedroom One

15' x 10' 4" (4.57m x 3.15m)

Double glazed windows to the front and side aspects, built-in cupboard and a radiator.

Bedroom Two

12' x 11' max (3.66m x 3.35m max)

Double glazed windows to the rear and side aspects and a radiator.

Study / Dressing Room

10' 6" x 7' 2" max (3.20m x 2.18m max)

Built-in cupboard (housing the Worcester boiler), radiator and a door leading to:

Bathroom / Shower Room

Obscure double glazed window to the rear aspect, enclosed panel bath, shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin, low level WC, radiator, shaver point, extractor fan and part tiled walls.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a paved patio area, external tap and further access via the gate to the front.

Garage

23' x 10' (7.01m x 3.05m)

Up and over door to the front, obscure double glazed door to the side, obscure glazed window to the side, part boarded loft area with power and lighting connected.

Parking

There is a substantial driveway to the side of the property providing off road parking for several vehicles.



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welcome to

St. Johns Road, Colchester

- Two Bedrooms
- Extended Semi-Detached House
- Lounge and Dining Room
- Study/Dressing Room
- Bathroom/Shower Room

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ109210 - 0002

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