



St. Johns Road, Colchester, CO4 0JL



welcome to

St. Johns Road, Colchester

Offered with NO ONWARD CHAIN and OCCUPYING A GENEROUS CORNER PLOT this DETACHED BUNGALOW provides AMPLE ACCOMMODATION with the potential to make the perfect home. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



Entrance

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

11' x 10' (3.35m x 3.05m)

Double glazed window to the front aspect, radiator and laminate flooring.

Hallway

Access to the loft (part boarded with a loft ladder), built-in cupboard (housing the Vaillant boiler), radiator, laminate flooring and doors leading to;

Bedroom Three

10' 10" x 8' 4" (3.30m x 2.54m)

Double glazed window to the front aspect, radiator and laminate flooring.

Shower Room

Obscure double glazed window to the front aspect, shower quadrant with adjustable shower head and mixer tap, wash hand basin, low level WC, radiator, part tiled walls and tiled flooring.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, tiled walls and tiled flooring.

Living Room

18' into bay x 11' (5.49m into bay x 3.35m)

Double glazed sliding patio doors opening onto the rear garden, double glazed bay window to the front aspect, double glazed window to the side aspect, radiator, dado rail and laminate flooring.

Rear Garden

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

Kitchen / Dining Room

12' x 12' (3.66m x 3.66m)

Obscure double glazed door opening onto the rear garden, double glazed window to the rear 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, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine, radiator and tiled flooring.

Front And Side Gardens

The front and side garden areas are mainly laid to lawn with flower beds and shrub borders.

Bedroom One

13' x 12' max (3.96m x 3.66m max)

Double glazed window to the rear aspect, radiator and laminate flooring.

Detached Garage

Up and over door to the front with power and lighting connected.

Parking

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

Bedroom Two



view this property online williamhbrown.co.uk/Property/CSJ109299



welcome to

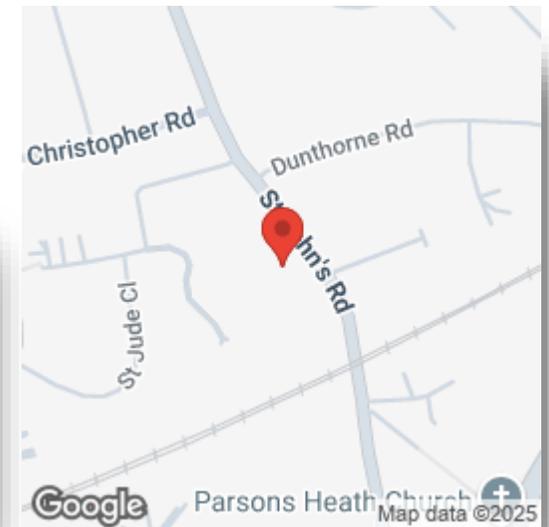
St. Johns Road, Colchester

- Three Bedrooms Detached Bungalow
- Bathroom and Shower Room
- Detached Garage and Driveway
- Generous Corner Plot
- Front/Side and Rear Gardens

Tenure: Freehold EPC Rating: D

guide price

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109299



Property Ref:
CSJ109299 - 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.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk