

Broad Oaks Park, Colchester, CO4 0JY

welcome to

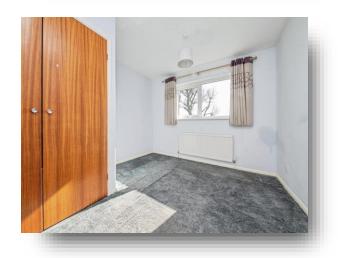
Broad Oaks Park, Colchester

£350,000-£375,000 Guide. Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED HOUSE provides AMPLE FAMILY ACCOMMODATION with the potential to make the IDEAL FAMILY HOME. Situated in a SOUGHT-AFTER CUL-DE-SAC on the ST JOHNS ESTATE convenient for LOCAL SCHOOLS, various shop and the A12/A120.













Entrance

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

Hallway

Radiator, laminate flooring and doors leading to;

Kitchen

9' 4" x 7' 2" (2.84m x 2.18m)

Double glazed window to the front aspect, one-anda-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, cooker hood over, plumbing for a washing machine and wall-mounted Worcester boiler.

Cloakroom

Low level WC, wash hand basin, tiled splashbacks and extractor fan.

Living Room

16' 8" x 11' 6" max (5.08m x 3.51m max)

Double glazed door opening onto the rear garden, double glazed window to the rear aspect, two radiators, stairs rising to the first floor and open access leading to:

Dining Area

12' 10" x 7' 8" (3.91m x 2.34m)

Double glazed window to the rear aspect, radiator and a door leading to:

Study

14' 4" x 7' (4.37m x 2.13m)

Double glazed multi-paned door to the front (for separate access to the side of the property), double glazed French doors opening onto the rear garden, radiator and laminate flooring.

First Floor Landing

Access to the loft and doors leading to;

Bedroom One

11' 10" x 11' (3.61m x 3.35m)

Double glazed window to the front aspect, built-in airing cupboard (housing the water tank with shelving) and a radiator.

Bedroom Two

11' 6" \times 10' 10" max ($3.51m \times 3.30m \text{ max}$) Double glazed window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Three

11' 6" \times 8' 10" max (3.51m \times 2.69m max) Double glazed window to the rear aspect and a radiator.

Bedroom Four

9' 10" x 8' (3.00m x 2.44m)

Double glazed window to the front aspect and a radiator.

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, chrome heated towel rail and tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the rear and side, wooden shed, greenhouse, water butt and external lighting. There is also gated access to the side of the property providing independent access to the study.

Garage

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

Parking

The driveway can be found to the front of the property providing off road parking for a number of vehicles.





welcome to

Broad Oaks Park, Colchester

- Four Bedrooms
- Semi-Detached Family House
- Three Reception Rooms
- Attractive Rear Garden
- Garage and Driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£350,000-£375,000









Please note the marker reflects the postcode not the actual property

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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 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

ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk

01206 843464

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.