



**Evergreen Drive, Colchester, CO4 0HU**



**welcome to**

**Evergreen Drive, Colchester**

Offered with NO ONWARD CHAIN this SEMI-DETACHED HOUSE requires some modernisation with the POTENTIAL TO MAKE THE PERFECT FAMILY HOME. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. Viewing is highly recommended.



### Entrance

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

### Entrance Hall

Built-in understairs cupboard (housing the gas meter), radiator, stairs rising to the first floor and doors leading to;

### Living Room

12' 10" x 10' 10" max ( 3.91m x 3.30m max )  
Double glazed window to the front aspect, chimney breast, gas fireplace feature, radiator and open double doorway leading to:

### Dining Room

11' x 9' 8" max ( 3.35m x 2.95m max )  
Double glazed sliding patio doors opening onto the rear garden, radiator and a door leading to:

### Kitchen

10' 10" x 7' 4" ( 3.30m x 2.24m )  
Double glazed window to the side aspect, single sink and drainer inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, electric cooker point, plumbing for a washing machine, built-in cupboard, tiled flooring and a door leading to:

### Lean-To

8' x 3' ( 2.44m x 0.91m )  
Part double glazed door opening onto rear garden and double glazed windows to the rear and side aspects.

### First Floor Landing

Double glazed window to the side aspect, access to the loft (boarded with a loft ladder and housing the Ideal boiler) and doors leading to;

### Bedroom One

13' 4" into wardrobes x 10' 4" max ( 4.06m into wardrobes x 3.15m max )  
Double glazed window to the front aspect, fitted wardrobes, built-in cupboard (with shelving) and a radiator.

### Bedroom Two

11' 6" into wardrobes x 9' 2" max ( 3.51m into wardrobes x 2.79m max )  
Double glazed window to the rear aspect, fitted wardrobes and a radiator.

### Bedroom Three

9' 10" x 6' 6" max ( 3.00m x 1.98m max )  
Double glazed window to the front aspect, built-in cupboard and a radiator.

### Shower Room

Obscure double glazed window to the rear aspect, double shower cubicle with Triton electric shower and adjustable shower head, wash hand basin with mixer tap and cupboard under, radiator and tiled walls.

### Separate Wc

Obscure double glazed window to the rear aspect, low level WC and part tiled walls.

### Rear Garden

The rear garden is partly laid to lawn and partly shingled, external tap and boxed electric meter (to the side).

### Driveway

The block paved driveway can be found to the side of the property providing off road parking for a number of vehicles

### Garage

16' x 8' ( 4.88m x 2.44m )  
Up and over door to the front and a window to the side.

### Agent Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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## **Evergreen Drive, Colchester**

- Three Bedrooms
- Semi-Detached Family House
- Lounge and Separate Dining Room
- Garage and Driveway
- Some Modernisation Required

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109396 - 0006

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