



St. Johns Road, Colchester, CO4 0JE

welcome to

St. Johns Road, Colchester

Offered with NO ONWARD CHAIN this charming TWO BEDROOM DETACHED BUNGALOW has the POTENTIAL TO MAKE THE PERFECT HOME with SOME MODERNISATION REQUIRED. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is ideal for LOCAL SHOPS, bus services and the A12/A120. Viewing is highly recommended.



Entrance

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

Hallway

Access to the loft, built-in airing cupboard (housing the water tank with shelving), fitted cupboards, radiator with decorative cover, alarm system and doors leading to;

Living Room

16' 4" x 11' 6" max (4.98m x 3.51m max)

Double glazed windows (with secondary glazing) to the front and side aspects, radiator and a door leading to:

Kitchen / Dining Room

19' 6" x 9' max (5.94m x 2.74m max)

Obscure double glazed side door to the side path, double glazed windows (with secondary glazing) to the front and side aspects, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers (housing the Potterton boiler), electric cooker point, plumbing for a washing machine, radiator and inset spotlights.

Bedroom One

11' 8" x 10' 6" (3.56m x 3.20m)

Double glazed window to the rear aspect and a radiator.

Bedroom Two

11' 6" x 9' (3.51m x 2.74m)

Double glazed window to the rear aspect, fitted wardrobes and a radiator.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath, adjustable shower head and mixer tap, wash hand basin with cupboard under, low level WC, radiator and part tiled walls.

Rear Garden

The rear garden is mainly block paved with flower beds to the rear, a wooden shed, greenhouse, paved courtyard area (to the rear of the garage with a wooden shed) and further access to both sides via the front gates and side paths.

Garage

16' x 7' (4.88m x 2.13m)

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

Parking

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

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.



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welcome to

St. Johns Road, Colchester

- Two Bedrooms
- Detached Bungalow
- Kitchen/Dining Room
- Garage and Driveway
- Popular St Johns Location

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

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109425 - 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