

St. Mark Drive, Colchester, CO4 0LP

welcome to

St. Mark Drive, Colchester

Offered with NO ONWARD CHAIN this charming DETACHED HOUSE offers the potential to make the PERFECT FAMILY HOME with early viewing highly recommended. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is convenient for the PARADE OF SHOPS, local schools, bus services and the A12/A120.













Entrance

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

Entrance Hall

Obscure double glazed window to the front aspect, built-in understairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the side aspect, low level WC, wash hand basin and tiled splashbacks.

Kitchen

10' x 7' 10" (3.05m x 2.39m)

Obscure double glazed side door to the side path and rear garden, double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, serving hatch to the dining area, extractor fan and part tiled walls.

Living Room

16' 6" x 11' 8" ($5.03m \times 3.56m$) Double glazed sliding patio doors opening onto the rear garden, double glazed window to the rear aspect, gas fireplace feature with back boiler, radiator and open access to:

Dining Room

10' x 7' ($3.05m \times 2.13m$) Double glazed window to the side aspect, radiator and a serving hatch from the kitchen.

First Floor Landing

Double glazed window to the side aspect, built-in airing cupboard (housing the water tank) and doors leading to;

Bedroom One

16' 8" x 11' ($5.08m\ x\ 3.35m$) Two double glazed windows to the rear aspect and two radiators.

Bedroom Two

10' 2" x 9' (3.10m x 2.74m) Double glazed window to the front aspect and a radiator.

Bedroom Three

10' 2" x 6' 6" ($3.10m \times 1.98m$) Double glazed window to the side aspect, access to the loft, fitted cupboard and a radiator.

Bathroom

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

Rear Garden

The rear garden is mainly laid to lawn with a crazy paved patio area, paved pathway leading to the rear, wooden shed and further access via the front gate and side pathway.

Front Garden

The front garden is mainly laid to lawn with hedging to the front.

Garage

19' x 8' 4" (5.79m x 2.54m) Up and over door to the front, part double glazed door to the rear, double glazed window to the side with power and lighting connected.

Driveway

The driveway can be found to the side of the property providing off road parking.

Agents 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 accordingly.





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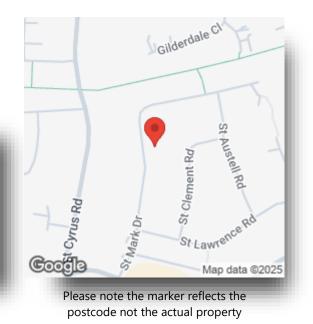
- Three Bedrooms
- Detached Family House
- Front and Rear Gardens
- Garage and Driveway
- Popular St Johns Location

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

£400,000







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Property Ref: CSJ109421 - 0003 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.

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