



**St. Annes Road, Colchester, CO4 0BN**



**welcome to**

**St. Annes Road, Colchester**

Offered with NO ONWARD CHAIN this excellent MID-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in a popular residential area the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. Early viewing is highly recommended.



### **Entrance**

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

### **Porch**

Double glazed window to the front aspect and a door leading to:

### **Hallway**

Radiator, stairs rising to the first floor and a part glazed multi-paned door leading to:

### **Living Room**

Double glazed window to the front aspect, chimney breast, built-in understairs cupboard, radiator and a part glazed multi-paned door leading to:

### **Kitchen / Dining Room**

Two double glazed windows to the rear aspect, window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, integral fridge, freezer and dishwasher, plumbing for a washing machine, Rangemaster triple oven with seven-ring gas hob and cooker hood over, radiator and a double glazed door leading to:

### **Conservatory**

Double glazed sliding patio doors opening onto the rear garden, double glazed windows to the rear aspect and a radiator.

### **First Floor Landing**

Access to the loft, built-in airing cupboard (housing the Worcester boiler with shelving) and doors leading to;

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

Double glazed window to the front aspect, fitted wardrobe and a radiator.

### **Family Bathroom**

Obscure double glazed window to the rear aspect, enclosed panel bath with Triton electric shower and adjustable shower head, pedestal wash hand basin, low level WC, radiator, tiled walls and tiled flooring.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, central paved path leading to the rear, flower beds to the side, a wooden shed to the rear and a gate to the side (for access over the neighbouring property).

### **Parking**

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



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## St. Annes Road, Colchester

- Three Bedrooms
- Mid-Terrace Family House
- Kitchen/Dining Room
- First Floor Bathroom
- Attractive Rear Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109825 - 0004

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