



Upland Drive, St Johns Colchester CO4 0PZ

welcome to

Upland Drive, St Johns Colchester

Offered with NO ONWARD CHAIN this charming DETACHED BUNGALOW requires some updating with the POTENTIAL TO MAKE THE PERFECT FAMILY HOME situated on the SOUGHT-AFTER ST JOHNS ESTATE being ideal for local schools, parade of shops, bus services and the A12/A120.



Entrance

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

Hallway

Access to the loft, built-in cupboard, radiator and doors leading to;

L-Shaped Lounge/ Dining Room

Double glazed window to the front aspect, fireplace feature, radiator and a door leading to:

Kitchen

Part obscure double glazed side door (for access to the side path), double glazed window to the side aspect, twin sinks with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine, built-in cupboard (housing the Worcester boiler), radiator and part tiled walls.

Bedroom One

Window to the rear aspect and a radiator.

Bedroom Two

Window to the rear aspect, built-in wardrobe and a radiator.

Bedroom Three

Double glazed window to the side aspect, fitted wardrobe 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, radiator and part tiled walls.

Lean To

Glazed French doors opening onto the rear garden, part glazed multipaned door to the side with windows to the rear and side aspects.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, raised flower bed to the rear, wooden shed to the rear, external tap (to the side) and further gated access via the side path.

Front Garden

The front garden is laid to lawn with a path to the side.

Garage

The garage can be found to the side of the property with an up-and-over door to the front, door to the side, window to the rear, workshop area to the rear, electric meter and power/lighting connected.

Parking

The driveway can be found to the side of the property providing off road parking for a number of vehicles (boxed gas meter to the side).

Agents 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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Upland Drive, St Johns Colchester

- Three Bedrooms
- Detached Bungalow
- L-Shaped Lounge/Dining Room
- Family Bathroom/WC
- Garage and Driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110104 - 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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