



Temple Court, St Johns Colchester CO4 0PR

welcome to

Temple Court, St Johns Colchester

This exceptional DETACHED BUNGALOW offers GENEROUS ACCOMMODATION and is BEAUTIFULLY PRESENTED THROUGHOUT. Situated in a SOUGHT-AFTER CUL-DE-SAC on the DESIRABLE ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



Entrance

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

Kitchen

Double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the worktop, range of white high-gloss wall and floor mounted matching soft-closing cupboards and drawers, integral fridge and freezer, plumbing for a washing machine, built-in Neff electric oven with four-ring gas hob and cooker hood over, radiator, tiled flooring and a door leading to:

Inner Hallway

Access to the loft, built-in airing cupboard (with plumbing for a washing machine and housing the Worcester boiler), radiator and doors leading to;

Bedroom One

Double glazed window to the rear aspect and a radiator.

Bedroom Two

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

Wet Room

Two obscure double glazed windows to the side aspect, waterfall shower head with mixer-tap and shower attachment, corner sink with mixer-tap, low level WC, radiator, extractor fan, inset spotlights, part tiled walls and tiled flooring.

Dining Room

Double glazed window to the front aspect, radiator and an open archway leading to:

Living Room

Fireplace feature, radiator and double glazed sliding patio doors leading to:

Conservatory

Part double glazed French doors opening onto the front garden, double glazed windows to the front aspect and a radiator.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area and further gated access to the rear.

Front Garden

The front garden is mainly laid to lawn with flower beds to the front and side, external tap, external lighting and gated access to the side courtyard.

Side Garden

The side courtyard is block paved with a wooden shed, external tap, external lighting and gated access to the rear garden.

Garage

Electric up-and-over door to the front, door to the rear with power and lighting connected.

Parking

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



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Temple Court, St Johns Colchester

- Two Bedrooms
- Detached Bungalow
- Lounge and Dining Room
- High-Gloss Kitchen
- Spacious Conservatory

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

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110206 - 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.

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