



St. Annes Road, Colchester, CO4 0BN



welcome to

St. Annes Road, Colchester

This fantastic MID-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT FAMILY HOME with early viewing highly recommended. Situated in a POPULAR RESIDENTIAL LOCATION the property is ideal for LOCAL SCHOOLS, various shops, COLCHESTER NORTH STATION, bus routes and the A12/A120.



Entrance

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

Lobby

Boxed electric meter, stairs rising to the first floor and doors leading to;

Living Room

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

Kitchen / Dining Room

Part double glazed door opening onto the rear garden, two double glazed windows 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, electric cooker point, Stainless Steel splashback, cooker hood over, built-in cupboard (housing the Vaillant boiler), radiator, spotlights and tiled flooring.

First Floor Landing

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

Bedroom One

Double glazed window to the rear aspect, radiator and laminate flooring.

Bedroom Two

Double glazed window to the front aspect, radiator and laminate flooring.

Bedroom Three

Double glazed window to the front aspect, built-in cupboard and a radiator.

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap, adjustable shower head with waterfall shower head over, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, external tap, external lighting, built-in storage cupboard and further gated access to the rear.

Parking

The driveway can be found to the front of the property providing off road parking for two vehicles (including the boxed gas meter).



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St. Annes Road, Colchester

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

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

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109983 - 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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