



**St. Annes Road, COLCHESTER, CO4 0BL**

**welcome to**

**St. Annes Road, COLCHESTER**

This outstanding EXTENDED END-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, COLCHESTER NORTH STATION, bus routes and the A12/A120. Viewing is highly recommended.



### **Entrance**

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

### **Porch**

Obscure double glazed window to the front aspect, double glazed skylight window to the front, laminate flooring and an open doorway to:

### **Lobby**

Boxed electric meter and consumer unit, radiator, inset spotlights, wooden stairs rising to the first floor and open access to:

### **Living Room**

Double glazed windows to the front and side aspects, chimney breast with cupboards built into the alcoves, open fireplace feature, built-in understairs cupboard, desk/worktop, gas meter, inset spotlights, laminate flooring (with underfloor heating) and open access to:

### **Kitchen / Dining Area**

Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, double glazed skylight window overhead, butler sink with mixer-tap inset to the hardwood worktop (incorporating the breakfast bar), brick-patterned tiled splashbacks, extensive range of wall and floor mounted matching cupboards and drawers (with underlighting), integral dishwasher, built-in Bosch electric double oven with four-ring induction hob and cooker hood over, vertical designer radiator, tiled flooring (with underfloor heating) and a door leading to:

### **Utility / Lobby**

Cupboards and shelving, plumbing for a washing machine, wall-mounted Worcester boiler, inset spotlight, tiled flooring (with underfloor heating) and a folding door leading to:

### **Shower Room**

Obscure double glazed window to the rear aspect, double glazed skylight window overhead, shower cubicle with adjustable shower head and waterfall shower head over, wash hand basin with mixer-tap and cupboard under, low level WC, douche, chrome heated towel rail, extractor fan, inset spotlights, part tiled walls and tiled flooring (with underfloor heating).

### **First Floor Landing**

Double glazed window to the side aspect, access to the loft (part boarded with a loft ladder and lighting), laminate flooring and doors leading to;

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Family Bathroom**

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

### **Rear Garden**

The rear garden is mainly laid to lawn with a block paved patio area, block paved central path leading to the rear, external tap, external power points, external lighting and further access via the front gate and side path.

### **Parking**

The driveway can be found to the front of the property providing off road parking for two vehicles.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## St. Annes Road, COLCHESTER

- Three Bedrooms
- Extended End-Terrace Family House
- Open Plan Living Space
- Stylish Kitchen/Dining Area
- Bathroom and Shower Room

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £325,000



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
CSJ109975 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



42a St Christopher Road, Colchester, Essex,  
CO4 0NA



[williamhbrown.co.uk](http://williamhbrown.co.uk)