



**St. Joseph Road, Colchester, CO4 0LS**

**welcome to**

**St. Joseph Road, Colchester**

This charming DETACHED HOUSE is well presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, COLCHESTER GENERAL HOSPITAL, bus routes and the A12/A120.



### **Entrance**

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

### **Porch**

Obscure double glazed windows to the front and side aspects, tiled flooring and a part glazed multi-paned door leading to:

### **Entrance Hall**

Radiator, laminate flooring, stairs rising to the first floor and doors leading to;

### **Dining Room**

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

### **Living Room**

Dual aspect with double glazed windows to the front and rear aspects, fireplace feature, radiator and laminate flooring.

### **Kitchen**

Part obscure double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, brick patterned tiled splashbacks, range of wall and floor mounted cupboards and drawers, built-in electric double oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, built-in cupboard (housing the Worcester boiler), built-in understairs cupboard, inset spotlights and tiled flooring.

### **Multi-Purpose Room(converted)**

Double glazed window to the rear aspect and boxed gas and electric meters. The up-and-over door is still intact to the front (for potential conversion back to a garage).

### **First Floor Landing**

Double glazed window to the rear aspect, access to the loft, built-in airing cupboard (housing the water tank with shelving), and doors leading to;

### **Bedroom One**

Two double glazed windows to the front aspect, fitted wardrobes with sliding doors, radiator and laminate flooring.

### **Bedroom Two**

Double glazed window to the front aspect, fitted wardrobes with sliding doors, radiator and laminate flooring.

### **Bedroom Three**

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

### **Family Bathroom**

Obscure double glazed window to the rear aspect, P-shaped bath with mixer-tap and adjustable shower head, vanity wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, inset spotlights, tiled walls and tiled flooring.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, summerhouse, wooden shed, external tap, external power points and further access via the front gate and side pathway.

### **Driveway**

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



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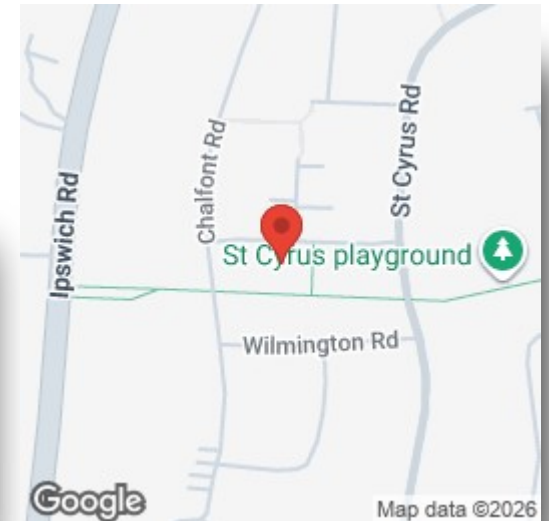
welcome to

## St. Joseph Road, Colchester

- Three Bedrooms
- Detached Family House
- Lounge and Dining Room
- Converted Garage
- First Floor Bathroom

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

**£385,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ110019 - 0004

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