



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

welcome to

St. Joseph Road, St Johns, 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.



view this property online williamhbrown.co.uk/Property/CSJ110019



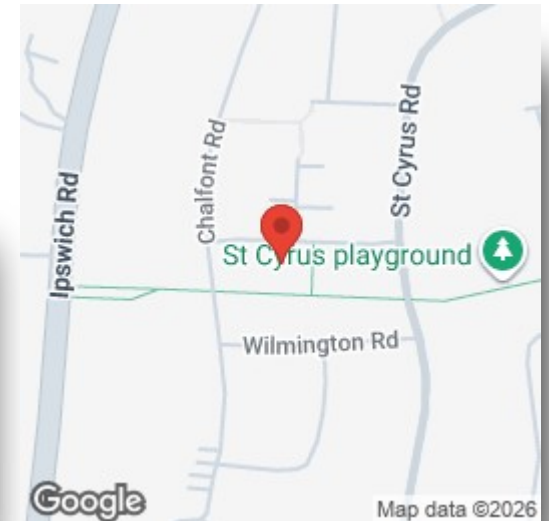
welcome to

St. Joseph Road, St Johns 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

view this property online williamhbrown.co.uk/Property/CSJ110019



Property Ref:
CSJ110019 - 0005

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.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk