



**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.



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## 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

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109975 - 0003

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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.



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