



St. Johns Road, Colchester, CO4 0JW

welcome to

St. Johns Road, Colchester

Offered with NO ONWARD CHAIN this excellent SEMI-DETACHED HOUSE offers the POTENTIAL TO MAKE THE PERFECT FAMILY HOME. Situated in a POPULAR RESIDENTIAL LOCATION the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



Entrance

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

Entrance Hall

Radiator, stairs rising to the first floor and a door leading to:

Dining Room

Double glazed window to the rear aspect, chimney breast, radiator, door to the kitchen and open arched access leading to:

Living Room

Double glazed bay window to the front aspect, chimney breast, fireplace feature and a radiator.

Kitchen

Double glazed window to the side aspect, single sink with double drainer and mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric double oven with four-ring electric hob and cooker hood over, built-in understairs cupboard (housing the gas and electric meters) and a door leading to:

Utility Room

Part obscure double glazed side door opening onto the rear garden, double glazed window to the rear aspect, single sink with drainer inset to the worktop, floor mounted cupboards, wall-mounted Worcester boiler and a radiator.

First Floor Landing

Access to the loft, built-in cupboard (with shelving) and doors leading to;

Bedroom One

Double glazed bay window and double glazed window to the front aspect, chimney breast, built-in wardrobes and a radiator.

Bedroom Two

Double glazed window to the rear aspect, chimney breast, built-in wardrobe and a radiator.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath, shower tower with body jets and waterfall shower head, pedestal wash hand basin with mixer-tap, low level WC, chrome heated towel rail, aqua boarded walls and laminate flooring.

Bedroom Three

Double glazed window to the rear aspect and a radiator.

Rear Garden

The rear garden is mainly laid to lawn with a wooden shed to the rear and further access via the side gate.

Garage

Up-and-over door to the front and part obscure double glazed door to the side.

Parking

The parking space can be found to the side of the property directly in front of the garage with access via the shared driveway.



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welcome to

St. Johns Road, Colchester

- Three Bedrooms
- Semi-Detached Family House
- Lounge and Dining Room
- Separate Utility Room
- Attractive Rear Garden

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

offers in the region of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110059 - 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.

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