



St. Johns Road, Colchester, CO4 0JW

welcome to

St. Johns Road, Colchester

This charming SEMI-DETACHED HOUSE provides GENEROUS ACCOMMODATION with the potential to make the PERFECT FAMILY HOME. Situated on the 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 inset leading to:

Entrance Hall

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

Dining Room

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

Living Room

Double glazed bay window to the front aspect, chimney breast, radiator and laminate flooring.

Kitchen

Triple glazed window to the side aspect, window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, brick patterned tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, built-in understairs cupboard, radiator, dado rail, laminate flooring and a door leading to:

Utility Room

Door opening onto the rear garden, butler sink with mixer-tap, worktop, tiled splashbacks, radiator, tiled flooring and a door leading to:

Cloakroom

Low level WC, corner sink and part tiled walls.

First Floor Landing

Access to the loft (part boarded), built-in cupboard, radiator and doors leading to;

Bedroom One

Triple glazed bay window and triple glazed window to the front aspect, chimney breast, fitted wardrobes and a radiator.

Bedroom Two

Triple glazed window to the rear aspect, fitted cupboard (housing the Worcester boiler) and a radiator.

Bedroom Three

Triple glazed window to the rear aspect, radiator and a dado rail.

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer-tap and shower attachment, wall-mounted Triton electric shower with adjustable shower head, pedestal wash hand basin with mixer-tap, low level WC, radiator and tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio, flower beds to the side, external lighting and further access via the side gate.

Garage

Up-and-over door to the front, door to the side with power and lighting connected.

Parking

The driveway can be found to the side of the property directly in front of the garage proving off road parking.



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welcome to

St. Johns Road, Colchester

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

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

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ107460 - 0002

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