



Arden Close, St Johns, Colchester, CO4 0JP

welcome to

Arden Close, St Johns, Colchester

£300,000 - £325,000 Guide Price Offered with NO ONWARD CHAIN this charming MID-TERRACE HOUSE is well-presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Situated on the POPULAR ST JOHN'S ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus routes and the A12/A120.



Entrance

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

Hallway

Obscure double glazed windows to the front and side aspects, built-in understairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Living Room

Double glazed window to the front aspect and a radiator.

Kitchen / Dining Room

Double glazed door opening onto the rear garden, two double glazed windows to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine and dishwasher, wall-mounted Ideal boiler and a radiator.

First Floor Landing

Access to the loft, built-in airing cupboard (housing the water tank) and doors leading to;

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bedroom Three

Double glazed window to the front aspect and a radiator.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap/adjustable showerhead and waterfall showerhead over, pedestal wash hand basin, low level WC, chrome heated towel rail and tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the sides and further access via the rear gate and pathway (leading to the garage en-bloc).

Garage En-Bloc

The garage can be found to the rear of the property (via the pathway from the rear garden) with an up-and-over door to the front.

Parking

In addition to the garage there is unrestricted parking available in Arden Close.



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welcome to

Arden Close, St Johns Colchester

- Three Bedrooms
- Mid-Terrace Family House
- Kitchen/Dining Room
- Modern Family Bathroom
- Attractive Rear Garden

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

guide price

£300,000-£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109785 - 0003

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