



St. Johns Road, Colchester CO4 0JQ

welcome to

St. Johns Road, Colchester

This exceptional SEMI-DETACHED HOUSE is WELL-PRESENTED THROUGHOUT providing SUBSTANTIAL FAMILY ACCOMMODATION with STUNNING RURAL VIEWS. Situated on the POPULAR ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus services and the A12/A120.



Entrance

The property is entered via the part double glazed front door leading to:

Entrance Hall

Boxed electric meter, radiator, wall-mounted solar panel controls, laminate flooring, stairs rising to the first floor and doors leading to;

Snug / Study

Triple glazed bay window to the front aspect, chimney breast, period style fireplace feature, radiator and laminate flooring.

Dining Room

Triple glazed window to the rear aspect, chimney breast, fireplace feature with log burner, built-in under-stairs larder cupboard, laminate flooring, open access to the kitchen and a doorway leading to:

Living Room

Triple glazed window to the front aspect, double glazed French doors opening onto the rear garden, radiator and laminate flooring.

Kitchen

Double glazed window to the side aspect, one-and-a-half bowl sink and drainer inset to the worktop with mixer-tap and instant hot water tap, brick-patterned tiled splashbacks, range of high-gloss wall and floor mounted cupboards and drawers, built-in electric double oven with four-ring induction hob and cooker hood over, plumbing for a dishwasher, inset spotlights, tiled flooring and open access leading to:

Inner Lobby

Part double glazed side door opening onto the rear garden, tiled flooring and a door leading to:

Utility / Cloakroom

Double glazed window to the side aspect, low level WC, circular sink with mixer-tap inset to the worktop, brick-patterned tiled splashbacks, floor mounted cupboards, plumbing for a washing machine, radiator and tiled flooring.

First Floor Landing

Doors leading to;

Bedroom One

Triple glazed window to the rear aspect with stunning rural view, chimney breast, period fireplace feature and a door leading to:

En-Suite Bathroom

Triple glazed window to the rear aspect with stunning rural view, enclosed panel bath with mixer-tap and adjustable shower head, wash hand basin, low level WC, shaver point, fitted cupboard (housing the 'Glow-Worm' boiler and water tank), part tiled walls and exposed wooden flooring.

Bedroom Two

Triple glazed window to the rear aspect with stunning rural view and a radiator.

Bedroom Three

Triple glazed window to the front aspect, chimney breast, period style fireplace feature, built-in wardrobes, radiator and steps rising to:

Attic

Double glazed skylight window to the rear and eaves storage.

Bedroom Four

Triple glazed window to the front aspect and a radiator.

Shower Room

Triple glazed window to the front aspect, shower cubicle with mixer-tap/adjustable shower head and waterfall shower head over, vanity sink with mixer-tap and cupboard under, low level WC, radiator and Neptune aqua panelled walls.

Rear Garden

The rear garden backs onto open farmland and is mainly laid to lawn with a block paved patio, wooden log store, coal bunker, external tap, gated access via the front gate and side path as well as further gated access to the field at the rear.

Garage

The garage can be found to the side of the property with an up-and-over door to the front, part double glazed door to the side, double glazed window to the rear with power and lighting connected.

Parking

The resin driveway can be found to the front of the property providing off road parking (with the boxed gas meter).

Agent Notes

There are solar panels situated on the front side of the roof (to remain).

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



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welcome to

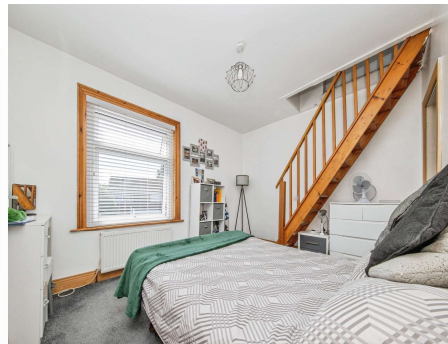
St. Johns Road, Colchester

- Four Double Bedrooms
- Extended Semi-Detached House
- Stunning Rural Views
- Well-Equipped High-Gloss Kitchen
- En-Suite to the Master Bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

CSJ110152 - 0003

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.



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