



**St. Johns Road, Colchester, CO4 0JW**

**welcome to**

**St. Johns Road, Colchester**

£300,000-£325,000 Guide Price. 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

guide price

**£300,000-£325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ110059 - 0003

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