



St. Lawrence Road, St Johns, Colchester CO4 0LQ

welcome to

St. Lawrence Road, St Johns, Colchester

Offered with NO ONWARD CHAIN this delightful EXTENDED DETACHED BUNGALOW provides SUBSTANTIAL ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated on the SOUGHT-AFTER ST JOHNS ESTATE the property is convenient for LOCAL SHOPS, bus services and the A12/A120.



Entrance

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

Hallway

Radiator, built-in cupboard with mirror-fronted sliding doors, wooden flooring and doors leading to;

Living Room

Double glazed French doors opening onto the rear garden, double glazed bow window to the front aspect with a further double glazed window to the side aspect and a radiator.

Kitchen / Dining Room

Part obscure double glazed side door (for access from the carport), double glazed windows to the front and side aspects, one-and-a-half bowl ceramic sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers incorporating the central island with breakfast bar, built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher, built-in cupboard (housing the Worcester boiler with a radiator), two radiators, tiled flooring and a door leading to:

Inner Hallway

Access to the loft (with a loft ladder), radiator, dado rail and doors leading to:

Bedroom One

Fitted wardrobes and overhead cupboards, radiator and a door leading to:

Dressing Area

Double glazed sliding patio doors opening onto the rear garden, radiator and a door leading to:

En-Suite Wc

Double glazed window to the side aspect, low level WC, vanity wash hand basin with mixer-tap and cupboard under, tiled splashbacks, chrome heated towel rail, extractor fan and inset spotlights.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bedroom Three

Double glazed window to the side aspect and a radiator.

Wet Room

Obscure double glazed window to the side aspect, adjustable shower head with mixer-tap, pedestal wash hand basin with mixer-tap, chrome heated towel rail, inset spotlights and tiled walls.

Separate Wc

Obscure double glazed window to the side aspect, low level WC, radiator and part mosaic style tiled walls.

Rear Garden

The rear garden is mainly paved with a block paved side patio area, workshop and greenhouse to the rear, wooden shed, external tap and external lighting.

Garage

The garage can be found to the side of the property with an electric roller door to the front, electric meter, power/lighting connected and a door to: UTILITY AREA with a window to the rear, work bench and power/lighting connected.

Car Port

The car port can also be found to the side of the property providing covered off road parking (and access to the kitchen/dining room).

Parking

The concrete-pressed driveway can be found front and side of the property providing substantial off road parking (boxed gas meter and external power points).

Agents Noate

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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St. Lawrence Road, St Johns Colchester

- Three Bedrooms
- Extended Detached Bungalow
- Kitchen/Dining Room
- En-Suite WC to the Master
- Car Port and Driveway

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

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110106 - 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.

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