



St. Joseph Road, St Johns COLCHESTER CO4 0LS

welcome to

St. Joseph Road, St Johns COLCHESTER

Offered with NO ONWARD CHAIN this charming SEMI-DETACHED HOUSE provides AMPLE ACCOMMODATION with the POTENTIAL TO MAKE THE PERFECT FAMILY HOME. Situated on the POPULAR ST JOHNS ESTATE the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES the A12/A120.



Entrance

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

Entrance Hall

Obscure double glazed window to the front aspect, built-in under-stairs cupboard, built-in cupboard, radiator, stairs rising to the first floor and doors leading to;

Lounge/ Dining Room

Double glazed sliding patio doors opening onto the rear garden, double glazed window to the front aspect and two radiators.

Kitchen

Obscure double glazed side door (providing side access), double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards, gas cooker point, plumbing for a washing machine, built-in understairs cupboard (housing the Worcester boiler), radiator and tiled flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft (part boarded), built-in airing cupboard (housing the water tank with shelving) and doors leading to;

Bedroom One

Double glazed window to the front aspect, fitted wardrobes and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bedroom Three

Double glazed window to the front aspect, built-in cupboard and a radiator.

Wet Room

Obscure double glazed window to the rear aspect, wall-mounted electric shower with adjustable shower

head, wash hand basin, radiator, extractor fan and tiled walls.

Separate Wc

Obscure double glazed window to the rear aspect, low level WC and part tiled walls.

Rear Garden

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

Garage

Up-and-over door to the front, part obscure double glazed door to the side and obscure double glazed window to the side aspect.

Parking

The driveway can be found to the side of the property proving off road parking for a number of vehicles.

Agents Note

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. Joseph Road, St Johns COLCHESTER

- Three Bedrooms
- Semi-Detached Family House
- Lounge/Dining Room
- Bathroom and Separate WC
- Attractive Rear Garden

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

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110168 - 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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