



St. Annes Road, Colchester, CO4 0BN



welcome to

St. Annes Road, Colchester

Offered with NO ONWARD CHAIN this excellent MID-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR GROWING FAMILIES. Situated in a popular residential area the property is ideal for LOCAL SCHOOLS, various shops, BUS ROUTES and the A12/A120. Early viewing is highly recommended.



Entrance

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

Porch

Double glazed window to the front aspect and a door leading to:

Hallway

Radiator, stairs rising to the first floor and a part glazed multi-paned door leading to:

Living Room

Double glazed window to the front aspect, chimney breast, built-in understairs cupboard, radiator and a part glazed multi-paned door leading to:

Kitchen / Dining Room

Two double glazed windows to the rear aspect, window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, integral fridge, freezer and dishwasher, plumbing for a washing machine, Rangemaster triple oven with seven-ring gas hob and cooker hood over, radiator and a double glazed door leading to:

Conservatory

Double glazed sliding patio doors opening onto the rear garden, double glazed windows to the rear aspect and a radiator.

First Floor Landing

Access to the loft, built-in airing cupboard (housing the Worcester boiler with shelving) and doors leading to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with Triton electric shower and adjustable shower head, pedestal wash hand basin, low level WC, radiator, tiled walls and tiled flooring.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, central paved path leading to the rear, flower beds to the side, a wooden shed to the rear and a gate to the side (for access over the neighbouring property).

Parking

There is a gated driveway to the front of the property providing off road parking for a number of vehicles.



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welcome to

St. Annes Road, Colchester

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

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109825 - 0007

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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