



**St. Annes Road, Colchester, CO4 0BN**

**welcome to**

**St. Annes Road, Colchester**

This fantastic MID-TERRACE HOUSE is WELL-PRESENTED THROUGHOUT making the PERFECT FAMILY HOME with early viewing highly recommended. Situated in a POPULAR RESIDENTIAL LOCATION the property is ideal for LOCAL SCHOOLS, various shops, COLCHESTER NORTH STATION, bus routes and the A12/A120.



### **Entrance**

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

### **Lobby**

Boxed electric meter, stairs rising to the first floor and doors leading to;

### **Living Room**

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

### **Kitchen / Dining Room**

Part double glazed door opening onto the rear garden, two double glazed windows 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, electric cooker point, Stainless Steel splashback, cooker hood over, built-in cupboard (housing the Vaillant boiler), radiator, spotlights and tiled flooring.

### **First Floor Landing**

Access to the loft, built-in airing cupboard and doors leading to;

### **Bedroom One**

Double glazed window to the rear aspect, radiator and laminate flooring.

### **Bedroom Two**

Double glazed window to the front aspect, radiator and laminate flooring.

### **Bedroom Three**

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

### **Family Bathroom**

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap, adjustable shower head with waterfall shower head over, wash hand basin with mixer-tap and cupboard under, low level WC, chrome heated towel rail, extractor fan, inset spotlights and part tiled walls.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, external tap, external lighting, built-in storage cupboard and further gated access to the rear.

### **Parking**

The driveway can be found to the front of the property providing off road parking for two vehicles (including the boxed gas meter).



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## St. Annes Road, Colchester

- Three Bedrooms
- Ideal Family Home
- Kitchen/Dining Room
- Modern First Floor Bathroom
- Attractive Rear Garden

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

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109983 - 0006

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