



Arden Close, St Johns Colchester CO4 0JP

welcome to

Arden Close, St Johns Colchester

Offered with NO ONWARD CHAIN this charming MID-TERRACE HOUSE is well-presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Situated on the POPULAR ST JOHN'S ESTATE the property is ideal for LOCAL SCHOOLS, various shops, bus routes and A12/A120



Entrance

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

Hallway

Obscure double glazed windows to the front and side aspects, built-in understairs cupboard, radiator, stairs rising to the first floor and doors leading to;

Living Room

Double glazed window to the front aspect and a radiator.

Kitchen / Dining Room

Double glazed door opening onto the rear garden, two double glazed windows to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, gas cooker point, plumbing for a washing machine and dishwasher, wall-mounted Ideal boiler and a radiator.

First Floor Landing

Access to the loft, built-in airing cupboard (housing the water tank) and doors leading to;

Bedroom One

Double glazed window to the front aspect and a radiator.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bedroom Three

Double glazed window to the front aspect and a radiator.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap/adjustable showerhead and waterfall showerhead over, pedestal wash hand basin, low level WC, chrome heated towel rail and tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the sides and further access via the rear gate and pathway (leading to the garage en-bloc).

Garage En-Bloc

The garage can be found to the rear of the property (via the pathway from the rear garden) with an up-and-over door to the front.

Parking

In addition to the garage there is unrestricted parking available in Arden Close.



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welcome to

Arden Close, St Johns Colchester

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

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

offers in excess of

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109785 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk