



- GUIDE PRICE £400,000 - £425,000
- Detached Bungalow
- Tucked Into A Corner Plot
- Generous Front And Rear Gardens
- Three/Four Bedrooms
- Generous Accommodation
- En-Suite Bathroom And Shower Room
- Garage And Driveway
- Viewing Advised

**307 St Johns Road, Colchester, Essex.
CO4 0JR.**

Tucked into a delightful corner plot is this spacious three/four bedroom detached bungalow, located in the ever popular area of 'St Johns' to the north of Colchester. St Johns is a highly desirable location and offers brilliant local amenities ranging from a parade of local shops, great schooling and easy access to the Town Centre and the A12/A120.



Property Details.

All Accommodation On Ground Level

Entrance Porch

With door leading to;

Hallway

With radiator, doors to;

Bedroom One



15' 9" x 8' 0" (4.80m x 2.44m) With window to front, radiator, door to;

En-Suite

With window to rear, close coupled WC, wash hand basin, panelled bath with shower screen and shower over, part tiled walls.

WC

With low level WC, wash hand basin.

Open Plan Lounge/Diner

Living Area



19' 2" x 13' 3" (5.84m x 4.04m) With window to front, radiator, door to inner hall, open to;

Dining Room



9' 2" x 8' 11" (2.79m x 2.72m) With window to side, radiator, door to;

Kitchen



10' 1" x 8' 9" (3.07m x 2.67m) With window and door to side, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, tiled splashbacks, space for kitchen appliances.

Inner Hall

With radiator, cupboard and doors to;

Property Details.

Bedroom Two



13' 3" x 9' 10" (4.04m x 3.00m) With sliding doors to rear, radiator.

Bedroom Three



17' 8" x 7' 8" (5.38m x 2.34m) With window to rear, radiator.

Utility Room/Bedroom Four



9' 10" x 8' 9" (3.00m x 2.67m) With window to rear, a range of matching units, inset sink. (this room was formerly the fourth bedroom.)

Shower Room

With window to side, low level WC, wash hand basin, shower cubicle, part tiled walls.

Outside

Front And Rear Gardens



The bungalow resides on a generous plot and comes with a large front garden which is predominantly lawn. To the rear there is also a good sized private rear garden which has a large patio area which leads to lawn. There is also a large garden shed which will remain.

Garage

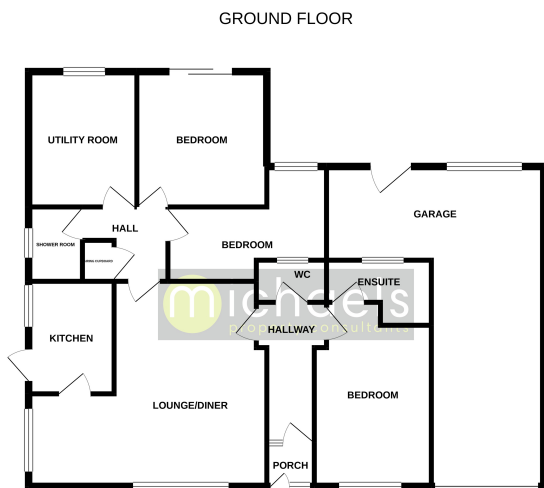
An L shape garage with up and over door to front, window to rear, power and light connected.

Driveway

Block paved driveway to the front providing off road parking.

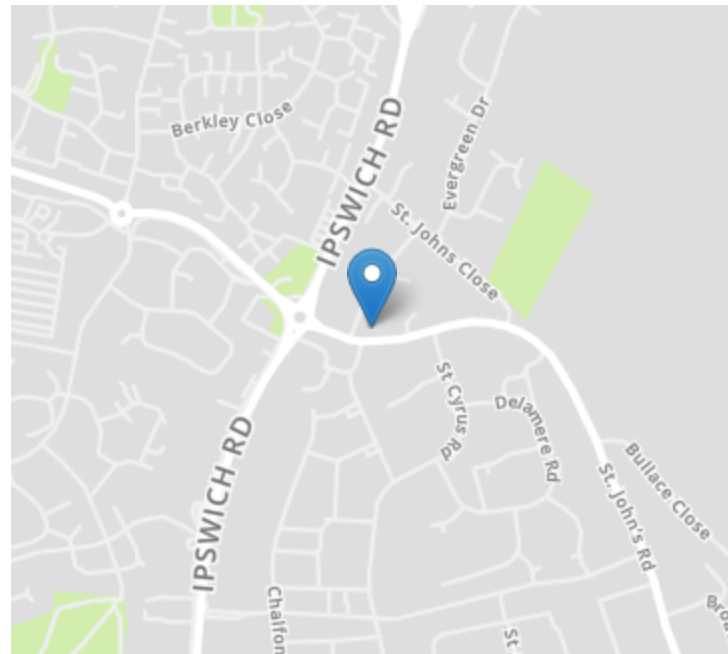
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, corridors, stairs and other areas are approximate only. Measurements are taken to the best of our ability and are not intended to be used for any legal purposes. The floor plan is for information only and should not be relied upon for any legal purposes. It is not a contract and should be checked and confirmed by your solicitor prior to exchange of contracts.

Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.