



- GUIDE PRICE £260,000 - £270,000
- A Unique And Individual Detached Residence
- Two Double Bedrooms
- Family Bathroom And En-Suite Shower Room
- Generous Living Room With French Doors To Garden
- Open Plan Kitchen/Diner With Integrated Appliances
- Low Maintenance Garden
- Off Road Parking

Call to view 01206 576999



## 41a St Johns Road, Colchester, Essex. CO4 0JW.

GUIDE PRICE £260,000 - £270,000

A rare opportunity to purchase this individually built two double bedroom detached residence located in the highly sought after area of 'St Johns' to the east of Colchester with great access to excellent local schooling and a variety of locals shops and the Town Centre. A unique property offering generous accommodation throughout with a generous garden and parking.





# Property Details.

## Ground Floor

### Entrance Hall

With radiator, wood floor, doors to;

### Living Room



16' 9" x 10' 1" (5.11m x 3.07m) With UPVC double glazed window to front, UPVC double glazed French doors to rear, two radiators, wood floor.

### Kitchen/Diner



16' 9" x 9' 4" (5.11m x 2.84m) With UPVC double glazed window to front and rear, door to side, radiator, stairs to first floor, a range of matching eye level and base units with drawers and worktops over, inset one and a half sink and drainer, integrated fridge/freezer, electric oven, gas hob with extractor hood over, boiler cupboard, space for dishwasher, utility cupboard (formally a downstairs WC housing the washing machine.)

## First Floor

### Landing

With Velux window to rear, airing cupboard, doors to;

### Bedroom One



14' 9" x 10' 0" (4.50m x 3.05m) With UPVC double glazed window to front, radiator, built in wardrobes.

### En-Suite



With Velux window, heated towel rail, close coupled WC, wash hand basin, shower cubicle.

# Property Details.

## Bedroom Two



10' 0" x 7' 3" (3.05m x 2.21m) With UPVC double glazed window to front, radiator.

## Family Bathroom



With obscure double glazed window to side, part tiled walls, heated towel rail, wash hand basin, close coupled WC, panelled bath.

## Outside

### Rear Garden



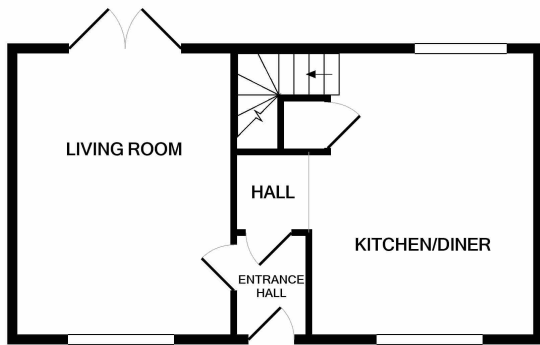
Outside, to the rear, the garden is a generous size and is maintenance free and has a garden shed which will remain.

### Parking

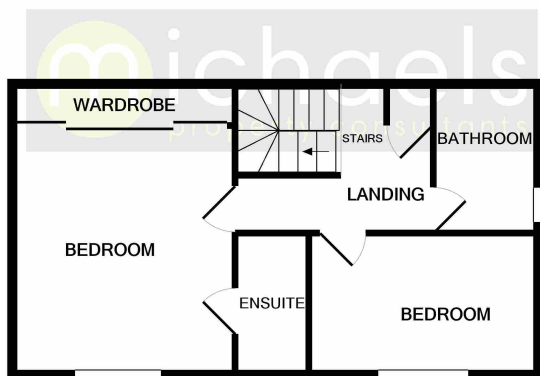
Allocated adjacent to the property one space on the hard standing, the other on the shingle area.

# Property Details.

## Floorplans



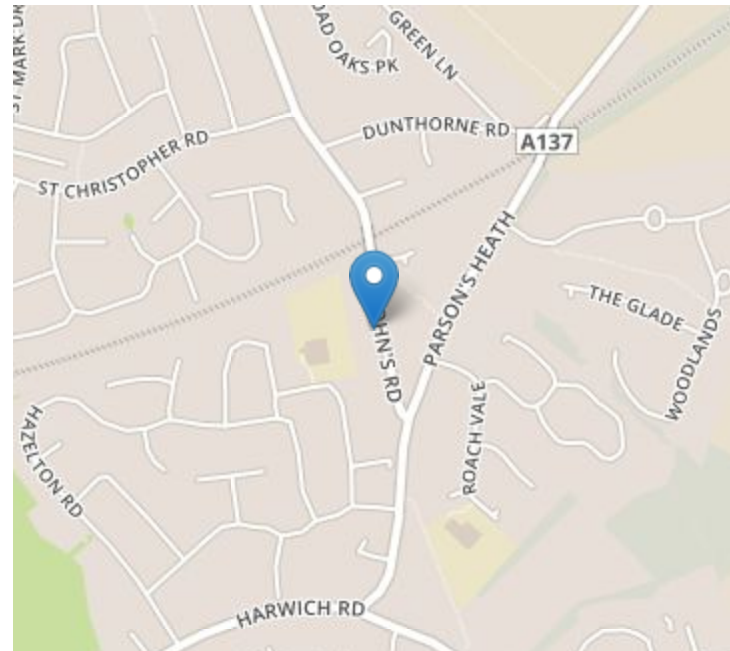
GROUND FLOOR



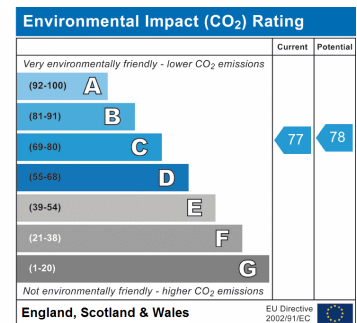
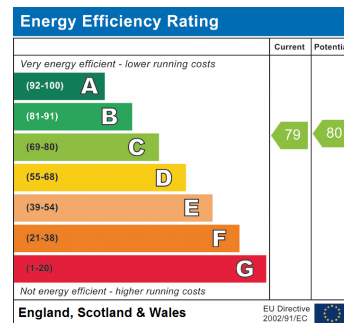
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.