

7 Braemore Close, St Johns, Colchester, Essex, CO4 0NN



Freehold

Guide price

£370,000-

£380,000

Subject to contract

In a popular location

3 bedrooms

2 reception rooms

1 bathroom



Located in the ever popular St Johns area to the north of Colchester town centre is this extended and modernised three bedroom detached house. There are excellent amenities and the A12 dual carriageway close to hand as well as highly regarded schooling.

Some details

General information

Located in the ever popular St Johns area to the north of Colchester town centre is this extended and modernised three bedroom detached house. There are excellent amenities and the A12 dual carriageway close to hand as well as highly regarded schooling.

Accommodation begins with an entrance hallway with recently updated ground floor cloakroom, stairs leading to the first floor and door into the generous dual aspect lounge. The lounge has a window to the front aspect and sliding patio doors leading onto the rear garden and an under-stairs storage cupboard. From the lounge there is a doorway into the dining room with window to side and which is open access to the kitchen and a door to the utility room. The kitchen has been modernised by the current owners and offers a range of eye and base level units with work surfaces over and matching eye level storage cupboards. There is an inset sink-drainer with mixer taps over, an integral eye level oven, gas hob with extractor as well as space for a fridge freezer and a window overlooking the rear garden. The utility has storage cupboards with work surfaces over including a sink with drainer and mixer taps. There are further eye level cupboards, spaces and plumbing for appliances and a wall mounted boiler and a part glazed door to the side.

The first floor there are three good sized bedrooms and the spacious modernised bathroom suite having an obscured window to the rear aspect, wash basin set in a vanity storage cupboard, low level w.c, panelled bath with shower over and glass shower guard.

Entrance hall

Cloakroom

Lounge

21' 8" x 10' 2"

Dining room

10' 11" x 7' 11"

Kitchen

11' x 9' 3"

Utility room

7' 7" x 6' 2"

Landing

Bedroom one

11' 3" x 10' 4"

Bedroom two

10' 4" x 9' 11"

Bedroom three

11' 4" x 7' 8"

Bathroom

8' 6" x 9' 9" (reducing to 6' 10")

Garage

The outside

To the front of the property there is a lawned area with mature tree and driveway providing off-road parking that leads to the integral garage. To the rear is an enclosed landscaped garden, mainly laid to lawn with mature trees and shrubs, a garden shed to remain and gated pedestrian access to the side.

Where?

The property can be found in the popular and desired location of St Johns district which is to the north of Colchester town centre and is within easy reach of local shops, a 24 hour Tesco supermarket and petrol station at Highwoods, doctors surgery and other amenities. The highly regarded Gilbert School is close to hand as is Colchester General Hospital and the town centre. The town itself has a wealth of retailers, restaurants, bars, multi screen cinema and the Mercury Theatre and for the commuter, Colchester North Station and the junction to the A12 dual carriageway are both a short drive away.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

We understand that the tree in the rear garden is protected under a tree preservation order

Directions

Proceed from our Colchester High Street branch towards the north of Colchester along Ipswich Road. Turn right at the Rovers Tye roundabout onto St Johns Road. Take the 2nd right into St Cyrus Road and the 1st left into Delamere Road where Braemore Close is found after a short distance on the left hand side, signed by a Fenn Wright board.

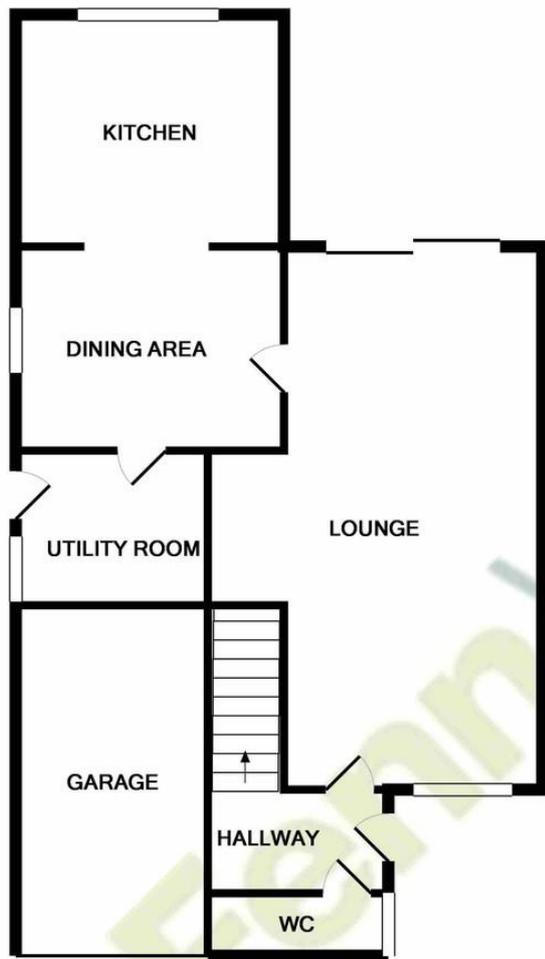
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

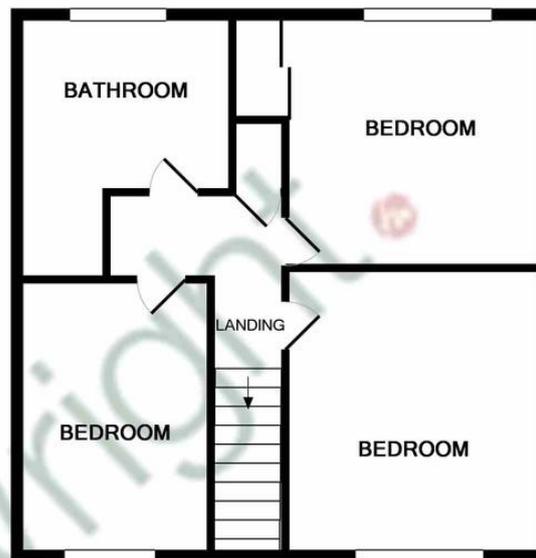
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Viewing

To make an appointment to view this property please call us on 01206 763 388.



GROUND FLOOR



1ST FLOOR

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