



Churnwood Road, Colchester CO4 3HG

welcome to

Churnwood Road, Colchester

Occupying a GENEROUS CORNER PLOT this exceptional SEMI-DETACHED HOUSE is beautifully presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER LOCATION the property is convenient for LOCAL SCHOOLS, bus services, VARIOUS SHOPS and the A12/A120.



Entrance

The property is entered via the side door (flanked with double glazed windows) leading to:

Entrance Hall

Built-in understairs cupboard (housing the gas and electric meters), built-in cupboard, radiator, stairs rising to the first floor and doors leading to;

Lounge / Dining Room

Double glazed French doors (flanked with double glazed windows) opening onto the rear garden, double glazed window to the front aspect, two radiators and inset spotlights.

Kitchen

Part double glazed door opening onto the rear garden, double glazed window to the rear aspect, single sink with mixer tap inset to the worktop (incorporating the drainer and splashback), range of wall and floor mounted matching cupboards and drawers, integral washing machine and dishwasher, built-in electric oven with four-ring gas hob and cooker hood over, built-in cupboard (housing the Ideal boiler), inset spotlights and tiled flooring.

First Floor Landing

Double glazed window to the side aspect, access to the loft and doors leading to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to the side aspect, built-in wardrobe and a radiator.

Family Bathroom

Obscure double glazed window to the rear and side aspect, enclosed panel bath with adjustable shower head and mixer tap, wash hand basin with mixer tap and drawers under, low level WC, chrome heated towel rail, radiator and part tiled walls.

Rear Garden

The rear garden is partly laid to lawn with a decked patio area, paved pathway leading to the rear, external lighting.

Side Garden

The side garden is mainly laid to lawn with paved pathway to the rear garden and an external tap.

Parking

The block paved driveway can be found to the rear of the property with access from the side providing off road parking for two vehicles.

Garden Room

Detached garden room, insulated with power and lighting accessed via uPVC French doors - Could be used for office, gym or summerhouse.



check out more properties at williamhbrown.co.uk



welcome to

Churnwood Road, Colchester

- Three Bedrooms
- Semi-Detached House
- Generous Corner Plot
- Lounge/Dining Room
- Stylish Well-Appointed Kitchen

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

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSJ109829 - 0003

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.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk