

2 St. Johns Road, Colchester, CO4 0JW



**Freehold**

**£240,000**

Subject to contract

**No onward chain**

**2 bedrooms**  
**2 reception rooms**  
**1 bathroom**



Situated to the north of Colchester is this older style good size two bedroom semi detached home offering plenty of off road parking, garage and scope for further extension subject to the usual planning consents.

# Some details

## General information

Situated to the north of Colchester on the edge of the popular St. Johns development is this older style good size two bedroom semi detached home offering plenty of scope for further extension subject to the usual planning consents.

This well presented property offers no onward chain and comprises of a double glazed entrance door which leads to an entrance lobby with stairs to the first floor and a door leading to the dining room to the rear. The dining room has dual aspect windows to the side and rear and opening to a storage area under the stairs and a lounge to the front which again is a good size and has dual aspect windows. The kitchen is located to the rear of the dining room and is fitted with a range of modern units and worksurfaces, built in four ring gas hob, one and a half bowl sink, plumbing for washing machine, double glazed door to the side and rear and double glazed windows to the side and rear.

On the first floor, both bedrooms are of a good double size with bedroom one to the front having dual aspect windows and an over stairs cupboard. Bedroom two is to the rear again having dual aspect windows. The landing itself provides a good area for dressing room or working from home space and has a cupboard housing the gas central heating boiler. The bathroom is located to the rear of the landing and is fitted with a four piece suite in white comprising of shower cubicle, W.C, hand basin and a panel bath with double glazed window to the rear.

## Entrance lobby

### Lounge

15' 4" x 10' 4" (4.67m x 3.15m)

### Dining room

15' x 10' 11" (4.57m x 3.33m)

### Kitchen

15' 5" x 8' 10" > 5' 11" (4.7m x 2.69m)

### Landing

10' 5" x 7' 2" (3.18m x 2.18m)

### Bedroom one

14' 11" x 10' 4" (4.55m x 3.15m)

### Bedroom two

11' 11" x 11' (3.63m x 3.35m)

### Bathroom

8' 8" x 7' 8" (2.64m x 2.34m)

## The outside

The property sits on a good size plot and has a large driveway to the side providing off road parking for numerous vehicles with driveway leading to the detached brick garage with an up and over door to the front and twin doors to the rear leading into the rear garden. There is gated side access leads to the rear garden which is mainly laid to lawn with paved patio and enclosed by fencing with outside tap. There is a personal door that leads to the detached garage which has power and light connected.

## Where?

The property is situated to the north of Colchester on the edge of the St. Johns development close to good primary and secondary schooling with shopping facilities for day to day needs nearby. There is good access to the A12/A120 interchange leading to London M25 and A14 to the north. Colchester General Hospital is a short distance away as is Colchester North Station which offers services to London Liverpool Street. The town centre is itself is a short distance away offering a further varied range of shopping facilities, bars and restaurants.

## Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating - D

## Directions

Proceed out of Colchester along the A133 Cowdray Avenue, at the roundabout junction with the Ipswich Road continue straight on turning left at the next roundabout junction into Harwich Road (A137). At the end of Harwich Road at the mini roundabout junction turn left onto Parsons Heath where the property can be found along on the left hand side before the next mini roundabout located by a Fenn Wright For Sale board.

## Further information

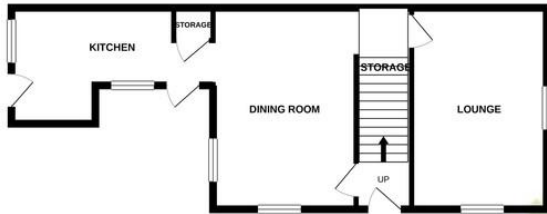
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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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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To find out more or book a viewing

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