



## Derwent Road, Colchester, CO4 9RU

Price £260,000

Being offered with the potential for investment, or someone that is looking for an end of chain purchase, this well presented two bedroom property could fit the bill. Currently there is an established tenant in situ, or the option to purchase with vacant possession is available. Being an established two bedroom terraced home, there is a nicely enclosed garden to the rear, off road parking for two vehicles at the rear and small enclosed front garden. The property is located on the popular Highwoods residential development which offers both local primary and secondary schooling as well as shopping facilities and ease of access onto the A12, or just a short walk from the idyllic Highwoods Country Park.



### Covered Porch

Built-in storage cupboard

### Reception Lobby

Double glazed entrance door, built in storage cupboard, radiator, door to:

### Lounge:

14'9" x 10'6" (4.52 x 3.22)



Double Glazed window to front, radiator, wooden fire surround with built in electric fire, stairs ascending to first floor, door to:

### Kitchen:

13'4" x 8'2" (4.07 x 2.50)



Comprising worksurfaces with cupboards and drawers under and matching eye level units, inset four ring electric hob with oven beneath and extractor over. inset one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, tiled splashbacks, tiled floor, double glazed window to rear, double glazed door to garden, radiator, large under stairs storage cupboard. To the far end of the kitchen an open space is provided accommodating a kitchen table and chairs.

### First Floor Landing:

Access to loft space, airing cupboard housing wall mounted gas fired glow worm combination boiler, door to:

### Bedroom One:

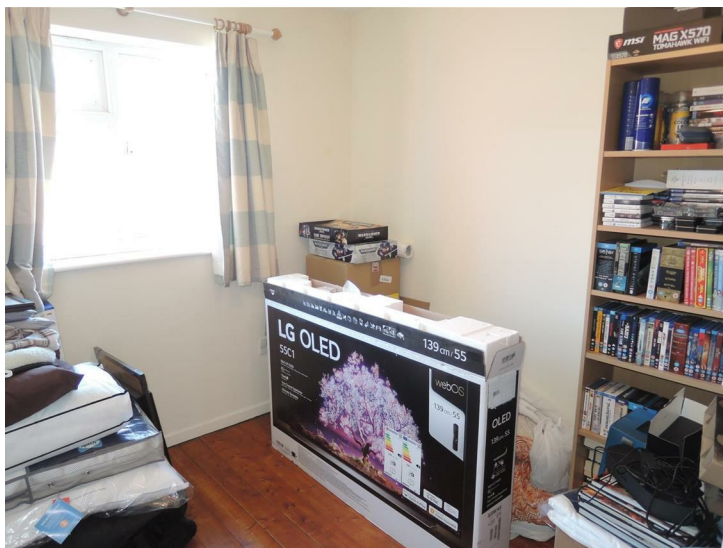
13'3" x 11'0" (4.05 x 3.36)



Two double glazed windows to front, radiator, built in storage.

### Bedroom Two:

12'0" x 7'3" (3.67 x 2.22)



Double glazed window to rear, radiator.

**Bathroom:**  
6'6" x 5'9" (2.00 x 1.76)



White three piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin, low level flush W.C. tiling to walls, double glazed window to rear, extractor fan, radiator.

#### **Outside Front:**

To the front of the property there is a nicely enclosed small garden area.

#### **Rear garden**



Measuring approximately 40' in length being enclosed by high level wooden fence panelling outside tap, lawned area with mature shrubs, timber shed, gated access to the rear.

#### **Parking:**

To the rear of the property accessed via Derwent Gardens there are two allocated parking space.

#### **Tenancy:**

The property can be sold with vacant possession, However, there is a reliable, long standing tenant in residence paying who is happy to stay on. The current tenancy is at £995.00 PCM on a fixed term until 09/12/2023. A rent guarantee is available if the purchaser continues with property management by Gallant Richardson.

#### **MATERIAL INFORMATION**

FREEHOLD.

MAINS ELECTRICITY, GAS, WATER & DRAINAGE ARE CONNECTED.

COLCHESTER CITY COUNCIL: Council Tax Band 'B'

We believe normal broadband is available via a BT Openreach or Virgin line please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

We believe normal mobile phone coverage is available but please check with your supplier.

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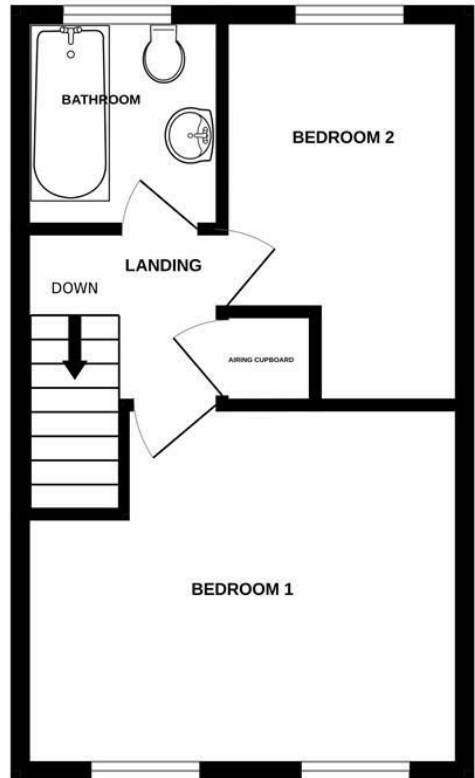
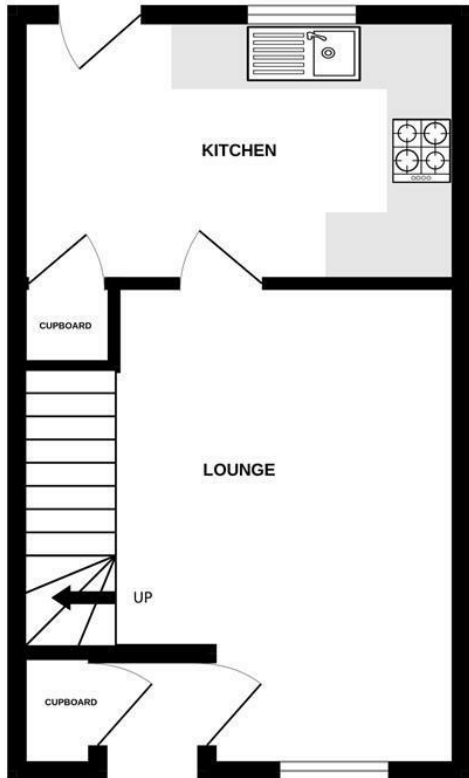
#### **AML Legislation**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

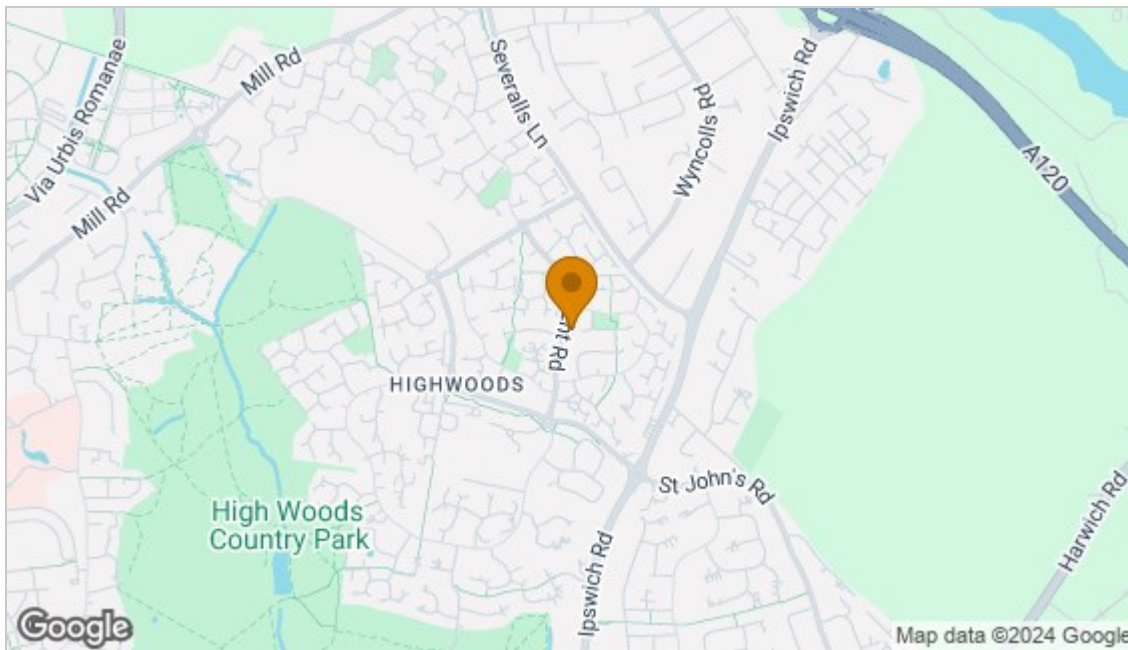
#### **Disclaimer:**

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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