

Chinook, Highwoods, Colchester, CO4 9UX



# welcome to

# Chinook, Highwoods, Colchester

This \*BEAUTIFULLY PRESENTED MID TERRACE HOUSE\* would make the perfect home for first time buyers with \*EARLY VIEWING ESSENTIAL\*. Situated in the \*SOUGHT AFTER HIGHWOODS AREA\* the property is convenient for \*LOCAL SCHOOLS\*, shops, \*HIGHWOODS COUNTRY PARK\*, Colchester North Station and the \*A12/A120\*.













#### Entrance

The property is entered via the part double glazed front door leading to:

#### Entrance Hall

Radiator, laminate flooring, stairs to the first floor and a door leading to:

#### Lounge

14' 8" x 10' 4" max ( 4.47m x 3.15m max ) Double glazed window to the front aspect, radiator and a door leading to:

### Kitchen / Dining Room

13' 4" x 8' 3" ( 4.06m x 2.51m )

Part double glazed door to the rear garden, double glazed window to the rear aspect, single bowl single drainer sink with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (housing the 'Valliant' boiler), integral dishwasher, built-under ' Bosch' electric oven with 'Bosch' four-ring gas hob and cooker hood over, plumbing for a washing machine, built-in under-stairs cupboard and a radiator.

#### **First Floor Landing**

Access to the loft, airing cupboard (housing the water tank) and doors leading to;

#### **Bedroom One**

13' 4" x 11' max ( 4.06m x 3.35m max ) Two double glazed windows to the front aspect, built-in wardrobes and two radiators.

#### **Bedrom Two**

12' x 7' 2" max ( 3.66m x 2.18m max ) Double glazed window to the rear aspect and a radiator.

#### Bathroom

Double glazed window to the rear aspect, enclosed panel bath with 'Mira' electric shower over, wash hand basin, low flush WC, shaver point, extractor fan and part tiled walls.

#### Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, external tap, wooden shed to the rear and gated rear access.

#### Parking

There is a driveway to the front of the property and additional allocated parking space providing off road parking.





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# **Chinook, Highwoods Colchester**

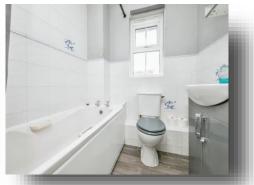
- Two Bedroom Mid Terrace House
- Well-Appointed Kitchen
- Driveway and Allocated Space
- Rear Garden
- Well-Presented Throughout

Tenure: Freehold EPC Rating: D

offers in excess of

£250,000



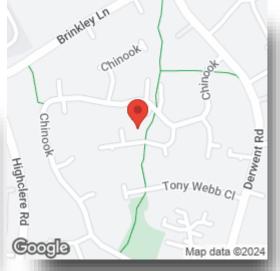


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Property Ref: CSJ108655 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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Please note the marker reflects the postcode not the actual property

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