



Septimus Drive, Highwoods, Colchester, CO4 9EU

welcome to

Septimus Drive, Highwoods, Colchester

This exceptional **MID-TERRACE TOWNHOUSE** provides **SUBSTANTIAL FAMILY ACCOMMODATION** and is **WELL PRESENTED THROUGHOUT**. Situated in the **SOUGHT-AFTER MYLAND AREA** the property is ideal for **LOCAL SCHOOLS**, various shops, **HIGHWOODS COUNTRY PARK** and the A12/A120. Viewing is highly recommended.



Entrance

The property is entered via the front door with obscure double glazed inset leading to

Entrance Hall

Built-in cupboard, radiator, engineered Oak flooring, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the front aspect, low level WC, wash hand basin with mixer tap and cupboard under, hexagonal mosaic style tiled splashbacks, Chrome heated towel rail, tiled walls and tiled flooring.

Kitchen

12' 8" x 6' 2" (3.86m x 1.88m)

Double glazed window to the front aspect, circular sink and drainer with mixer tap inset to the hardwood work top with tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (housing the Vaillant boiler), integral dishwasher, built-in electric oven with four-ring gas hob and cooker hood over, additional breakfast bar and a radiator.

Lounge

16' 4" x 12' 10" max (4.98m x 3.91m max)

Two double glazed windows to the rear aspect, built-in understairs cupboard, two radiators, inset spotlights, engineered Oak flooring and double glazed French style doors leading to:

Conservatory

12' 10" x 10' 4" (3.91m x 3.15m)

Double glazed French style doors opening onto the rear garden, double glazed windows to the rear and side aspects, engineered Oak flooring and a side door leading to the car port.

First Floor Landing

Radiator, stairs rising to the first floor and doors leading to;

Bedroom One

13' x 12' max (3.96m x 3.66m max)

Double glazed window to the front aspect, radiator, inset spotlights, laminate flooring and a door leading to:

Jack & Jill En-Suite Shower Ro

With further access via the door from the landing, shower cubicle curved sliding doors, adjustable shower head/mixer tap and a waterfall shower head over, wash hand basin with mixer tap and cupboard under, low level WC, Chrome heated towel rail, shaver point, extractor fan, tiled walls and tiled flooring.

Bedroom Two

13' x 10' 10" max (3.96m x 3.30m max)

Two double glazed windows to the rear aspect, access to the loft and a radiator.

Second Floor Landing

Built-in airing cupboard (housing the water tank) and doors leading to;

Bedroom Three

13' x 9' 8" max (3.96m x 2.95m max)

Two double glazed windows to the front aspect, radiator, engineered Oak flooring and a sliding door leading to:

Bedroom Five / Study

12' 8" x 9' 8" (3.86m x 2.95m)

Dual aspect with double glazed windows to the front and rear aspects, radiator and engineered Oak flooring.

Bedroom Four

13' x 10' (3.96m x 3.05m)

Double glazed window to the rear aspect, radiator and engineered Oak flooring.

Family Bathroom

Jacuzzi bath with mixer tap and shower attachment, waterfall shower head over, twin wash hand basins with mixer taps and cupboards under, low level WC, Chrome heated towel rail, shaver point, extractor fan, inset spotlights, tiled walls and tiled flooring

Rear Garden

The rear garden is mainly paved with a central raised decked patio and a wooden gate to the rear.

Integral Garage

12' 6" x 9' 10" (3.81m x 3.00m)

Up and over door to the front, power and lighting connected with open access leading to the car port.

Car Port

17' x 9' (5.18m x 2.74m)

Part double glazed door to the rear garden with power and lighting connected.



check out more properties at williamhbrown.co.uk



welcome to

Septimus Drive, Highwoods Colchester

- Four/Five Bedroom Townhouse
- Substantial Family Accommodation
- Generous Conservatory
- Jack & Jill En-Suite Shower Room
- Garage and Car Port

Tenure: Freehold EPC Rating: C

£425,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSJ108745 - 0004

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.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk