



**Pampas Close, Highwoods, Colchester, CO4 9ST**



**welcome to**

**Pampas Close, Highwoods, Colchester**

\*\*\*GUIDE PRICE £325,000-£350,000\*\*\* This charming \*DETACHED HOUSE\* provides \*THREE DOUBLE BEDROOMS\* making the \*IDEAL HOME FOR GROWING FAMILIES\*. Situated in a \*SOUGHT-AFTER CUL-DE-SAC\* close to \*HIGHWOODS COUNTRY PARK\* the property is ideal for \*LOCAL SCHOOLS\*, \*STATION\*, shops and the A12/A120.



### **Entrance**

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

### **Lobby**

Doors leading to;

### **Cloakroom**

Obscure double glazed window to the front aspect, low level WC, pedestal wash hand basin with mixer tap, radiator and part tiled walls.

### **Living Room**

15' x 13' 8" max ( 4.57m x 4.17m max )

Double glazed windows to the front and side aspects, two radiators and French style doors leading to:

### **Kitchen / Dining Room**

15' x 10' ( 4.57m x 3.05m )

Double glazed French style doors opening onto the rear garden, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and a radiator.

### **First Floor Landing**

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

### **Bedroom One**

14' x 9' 2" max ( 4.27m x 2.79m max )

Double glazed window to the front aspect, radiator and a door leading to:

### **En-Suite Shower**

Obscure double glazed window to the front aspect, shower with mixer tap and adjustable shower head, vanity wash hand basin with mixer tap and cupboard under, low level WC, radiator, shaver point and part tiled walls.

### **Bedroom Two**

9' 10" x 9' 2" ( 3.00m x 2.79m )

Double glazed window to the rear aspect and a radiator.

### **Bedroom Three**

12' 4" into dormer x 8' 2" max ( 3.76m into dormer x 2.49m max )

Double glazed dormer window to the front aspect and a radiator.

### **Family Bathroom**

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, radiator, shaver point and part tiled walls.

### **Rear Garden**

The enclosed rear garden is mainly laid to lawn with a paved patio, external tap and further access via the front gate and side path.

### **Integral Garage**

18' 8" x 8' ( 5.69m x 2.44m )

Up and over door to the front, wall mounted Vaillant boiler and power/lighting connected.

### **Parking**

There is a driveway in front of the garage providing off road parking with boxed gas and electric meters to the side of the property.

### **Agents Note**

We have been advised by the vendor that the boiler was replaced in 2021, the windows and doors were replaced in 2008 with UPVC double glazing and the fascia and soffits as well as the guttering/downpipes which were replaced in 2019 with UPVC.



***view this property online*** [williamhbrown.co.uk/Property/CSJ108451](http://williamhbrown.co.uk/Property/CSJ108451)



welcome to

## Pampas Close, Highwoods Colchester

- No Onward Chain
- Three Double Bedrooms
- En-Suite to the Master Bedroom
- Very well positioned property
- Good size garden suited to families

Tenure: Freehold EPC Rating: C

guide price

**£325,000-£350,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CSJ108451](https://www.williamhbrown.co.uk/Property/CSJ108451)



Property Ref:  
CSJ108451 - 0008

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.



william h brown



**01206 843464**



[ColchesterStJohns@williamhbrown.co.uk](mailto:ColchesterStJohns@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**