

Derwent Road, Highwoods, Colchester, CO4 9RL

welcome to

Derwent Road, Highwoods, Colchester

This attractive DETACHED BUNGALOW offers MODERNISED ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated in a SOUGHT-AFTER LOCATION the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK, Colchester General Hospital, COLCHESTER NORTH STATION, bus routes and the A12/A120.













Entrance

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

Entrance Hall

Access to the loft (part boarded with a loft ladder and housing the Baxi boiler), laminate flooring and doors leading to;

Bathroom

Obscure double glazed window to the side aspect, enclosed panel bath with mixer tap, wall-mounted Triton electric shower with adjustable shower head, wash hand basin with mixer tap and cupboard under, low level WC, chrome heated towel, wall-mounted electric heater, inset spotlights, part tiled walls and laminate flooring.

Bedroom Two

10' 8" x 7' (3.25m x 2.13m)

Double glazed sliding patio doors opening onto the rear garden, radiator and laminate flooring.

Lounge / Dining Room

20' 2" into bay x 10' 6" (6.15m into bay x 3.20m) Leaded double glazed square bay window to the front aspect, radiator, laminate flooring and doors leading to;

Bedroom One

10' 8" x 10' 6" (3.25m x 3.20m)

Double glazed window to the rear aspect, fitted wardrobes with mirror fronted sliding doors, radiator and laminate flooring.

Kitchen

8' 6" x 7' (2.59m x 2.13m)

Leaded double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, brick patterned tiled splashbacks, range of high-gloss wall and floor mounted matching cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a built-in larder cupboard.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, an additional lawned area to the side and further access via the front gate and side pathway (with boxed gas and electric meters).

Detached Garage

16' x 8' (4.88m x 2.44m)

Electric roller door to the front, part glazed door to the side with power and lighting connected.

Parking

There is a driveway to the side of the property providing off road parking for a number of vehicles.





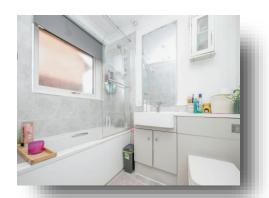
welcome to

Derwent Road, Highwoods Colchester

- Two Bedroom Detached Bungalow
- Well-Appointed High-Gloss Kitchen
- Stylish Modern Bathroom
- Double Glazed Windows (fitted 2023)
- Baxi Combi Boiler (fitted 2024)

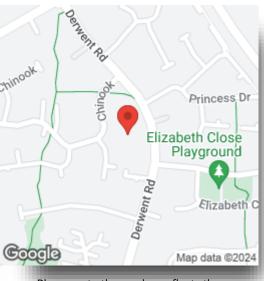
Tenure: Freehold EPC Rating: D

£310,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CSJ108989 - 0003 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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