

## welcome to

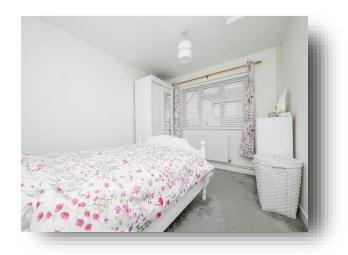
## **Bignell Croft, Highwoods, Colchester**

This charming SEMI-DETACHED BUNGALOW provides COMFORTABLE ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SHOPS, Highwoods Country Park, COLCHESTER GENERAL HOSPITAL, bus routes and the A12/A120. Early viewing highly recommended.













#### Entrance

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

#### **Entrance Hall**

Double glazed door to the front aspect, built-in airing cupboard (with a radiator, hanging rail and housing the Ideal Logic boiler), radiator and doors leading to;

#### Bedroom

11' 10" x 9' 10" (  $3.61m\ x\ 3.00m$  ) Double glazed window to the front aspect, access to the loft and a radiator.

#### **Shower Room**

Obscure double glazed window to the side aspect, double shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin, low level WC, two chrome heated towel rails and tiled walls.

#### **Living Room**

13' x  $\overline{11}$  2" (  $3.96m \times 3.40m$  ) Double glazed sliding patio doors opening onto the rear garden, radiator and an arched doorway leading to:

#### Kitchen

11' x 7' 2" ( $3.35m \times 2.18m$ ) Double glazed window to the rear aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, gas and electric cooker points, cooker hood and plumbing for a washing machine.

#### **Rear Garden**

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



#### Parking

The driveway can be found to the front of the property providing off road parking for two vehicles.



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## **Bignell Croft, Highwoods Colchester**

- One Bedroom
- Semi-Detached Bungalow
- Modern Shower Room
- Attractive Rear Garden
- Driveway for Off Road Parking

Tenure: Freehold EPC Rating: E

# £230,000





#### view this property online williamhbrown.co.uk/Property/CSJ109066

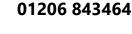


Property Ref: CSJ109066 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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## william h brown





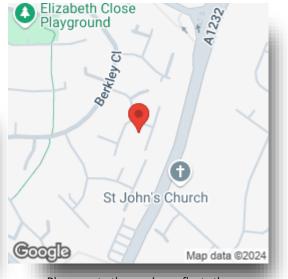


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Please note the marker reflects the postcode not the actual property