



**Albrighton Croft, Highwoods, COLCHESTER, CO4 9RB**

**welcome to**

**Albrighton Croft, Highwoods, COLCHESTER**

This charming END TERRACE HOUSE is EXCEPTIONALLY WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120. An early viewing is highly recommended.



### Entrance

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

### Lobby

Tiled flooring and doors leading to;

### Cloakroom

Leaded obscure double glazed window to the front aspect, low level WC, wash hand basin with mixer tap and cupboard under, radiator, tiled walls and tiled flooring.

### Living Room

14' x 12' 8" ( 4.27m x 3.86m )

Leaded double glazed windows to the front and side aspects, built-in understairs cupboards, two radiators, stairs rising to the first floor and double doors leading to:

### Kitchen / Dining Room

15' 2" x 8' 8" ( 4.62m x 2.64m )

Double glazed sliding patio doors opening onto the rear garden, stable door leading to the side path, double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers (housing the Ideal boiler) incorporating the glazed display unit, integral slimline dishwasher, built-in electric oven with four-ring induction hob and cooker hood over, plumbing for a washing machine and tiled flooring.

### First Floor Landing

Leaded double glazed window to the side aspect, access to the loft (with a loft ladder and lighting), built-in airing cupboard (housing the water cylinder and shelving) and doors leading to;

### Bedroom One

14' into wardrobes x 8' 10" max ( 4.27m into wardrobes x 2.69m max )

Leaded double glazed window to the front aspect, built-in wardrobes with mirror fronted sliding doors and a radiator.

### Bedroom Two

9' x 8' 10" ( 2.74m x 2.69m )

Leaded double glazed window to the rear aspect, built-in wardrobe and a radiator.

### Bedroom Three

9' 2" x 6' 2" max ( 2.79m x 1.88m max )

Leaded double glazed window to the front aspect and a radiator.

### Bathroom

Leaded obscure double glazed window to the rear 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, radiator and part tiled walls.

### Front Garden

The front garden is mainly laid with chippings with a front gate and paved pathway (with access to the side).

### Rear Garden

The rear garden is partly pebbled with a paved patio and pathway, flower beds to the rear and sides, external lighting, external power points and further access via the front gate and covered side path.

### Summer House

Timber constructed with double doors to the front and power connected.

### Parking

There are two allocated parking spaces providing off road parking with one to the side (with a pergola) and one to the rear.



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## **Albrighton Croft, Highwoods COLCHESTER**

- Three Bedrooms
- End Terraced House
- Modern Kitchen/Dining Room
- Attractive Rear Garden
- Two Allocated Parking Spaces

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CSJ109499 - 0002

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