



Derwent Road, Highwoods, Colchester, CO4 9RL

welcome to

Derwent Road, Highwoods, Colchester

This charming ONE BEDROOM CORNER HOUSE provides the potential to make the PERFECT HOME FOR FIRST TIME BUYERS. Situated in the SOUGHT-AFTER HIGHWOODS AREA the property is convenient for VARIOUS LOCAL SHOPS, Highwoods Country Park, Colchester General Hospital, bus services and the A12/A120.



Entrance

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

Parking

An allocated parking space is provided adjacent to the property.

Living Room

15' 8" x 13' 8" max (4.78m x 4.17m max)

Double glazed windows to the front and side aspects, electric heater, spiral staircase rising to the first floor and a doorway leading to:

Kitchen

7' 2" x 6' (2.18m x 1.83m)

Double glazed window to the front aspect, single sink with drainer and mixer tap inset to the worktop, wall and floor mounted cupboards and drawers, electric cooker (to remain), washing machine (to remain) and point for an electric heater.

First Floor Landing

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

Bedroom

13' 8" x 8' 2" (4.17m x 2.49m)

Double glazed window to the front aspect, access to the loft and an electric heater.

Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, chrome heated towel rail, extractor fan and part tiled walls.

Side Garden

The private side garden is mainly graveled.



view this property online williamhbrown.co.uk/Property/CSJ109650



welcome to

Derwent Road, Highwoods Colchester

- One Bedroom
- Cluster House
- Well-Appointed Kitchen
- First Floor Bathroom
- Private Side Garden

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

offers in excess of

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109650



Property Ref:
CSJ109650 - 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.

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



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



williamhbrown.co.uk