



Derwent Road, Highwoods Colchester CO4 9RL

welcome to

Derwent Road, Highwoods, Colchester

£160,000-£180,000 Guide. 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 LOCAL SHOPS, Highwoods Country Park, Colchester Hospital, bus services and the A12/A120.



Entrance

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

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.

Parking

An allocated parking space is provided adjacent to the property.



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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

guide price

£160,000-£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109650 - 0006

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