

**Eastwood Drive, Highwoods, Colchester, CO4 9SL** 

## welcome to

# **Eastwood Drive, Highwoods, Colchester**

Offered with \*NO ONWARD CHAIN\* this excellent \*SEMI-DETACHED BUNGALOW\* provides \*COMFORTABLE ACCOMMODATION\* with viewing highly recommended. Situated in a \*POPULAR LOCATION\* the property is convenient for \*VARIOUS SHOPS\*, local schools, \*HIGHWOODS COUNTRY PARK\*, 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, built-in cupboard (housing the Worcester boiler), radiator and doors leading to;

#### **Bedroom One**

12' 2" x 10' 10" max ( 3.71m x 3.30m max )

Double glazed patio doors opening onto the rear garden, built-in wardrobes with sliding doors and a radiator.

#### **Bedroom Two**

10' 2" x 7' 8" ( 3.10m x 2.34m )

Double glazed window to the rear aspect, radiator and laminate flooring.

#### Bathroom

Enclosed panel bath with mixer tap and shower attachment, wall-mounted adjustable shower head and mixer tap, pedestal wash hand basin, low level WC, radiator, extractor fan and tiled walls.

### **Living Room**

15' 10" x 11' 2" max ( 4.83m x 3.40m max ) Double glazed window to the front aspect, two radiators and a door leading to:

#### Kitchen

10' 6" x 7' 4" ( 3.20m x 2.24m )

Double glazed window to the front aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers with underlighting, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and dishwasher.

#### Rear Garden

The rear garden is mainly laid to lawn with a paved patio and further access via the front gate and side pathway.

#### **Front Garden**

The front garden is mainly laid to lawn with a path leading to the side door.

#### Garage

17' x 8' (5.18m x 2.44m) Electric roller door to the front and a part glazed door to the side.

#### **Parking**

There is a driveway to the front of the property providing off road parking.





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# **Eastwood Drive, Highwoods Colchester**

- Two Bedrooms
- Semi-Detached Bungalow
- Attractive Rear Garden
- Garage and Driveway
- Popular Highwoods Location

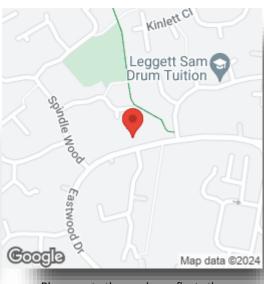
Tenure: Freehold EPC Rating: Awaited

# £250,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CSJ108667 - 0002 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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