



**Hallcroft Chase, Highwoods, Colchester, CO4 9WG**



**welcome to**

**Hallcroft Chase, Highwoods, Colchester**

Offered with NO ONWARD CHAIN this charming END-TERRACE HOUSE is reasonably well presented making the IDEAL FOR FIRST TIME BUYERS. Situated in a POPULAR LOCATION the property is convenient for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.



### **Entrance**

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

### **Hallway**

Radiator, dado rail, laminate flooring, stairs rising to the first floor and a door leading to:

### **Living Room**

Double glazed window to the front aspect, radiator, dado rail, laminate flooring and double doors leading to:

### **Dining Room**

Double glazed sliding patio doors opening onto the rear garden, built-in understairs cupboard, radiator, dado rail, laminate flooring and a door leading to:

### **Kitchen**

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 (housing the Ideal boiler), built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine, radiator and tiled flooring.

### **First Floor Landing**

Double glazed window to the side aspect, access to the loft, built-in cupboard, dado rail and doors leading to;

### **Bedroom One**

Double glazed window to the front aspect, built-in cupboard, radiator, ceiling fan/light fitting and laminate flooring.

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

Enclosed panel bath, wall-mounted Triton electric shower with adjustable shower head, pedestal wash hand basin, low level WC, radiator, shaver point/light fitting, extractor fan, tiled walls and laminate flooring.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, flower beds to the sides and further access via the side gate.

### **Garage**

The garage can be found to the rear of the property with an up-and-over door to the front.



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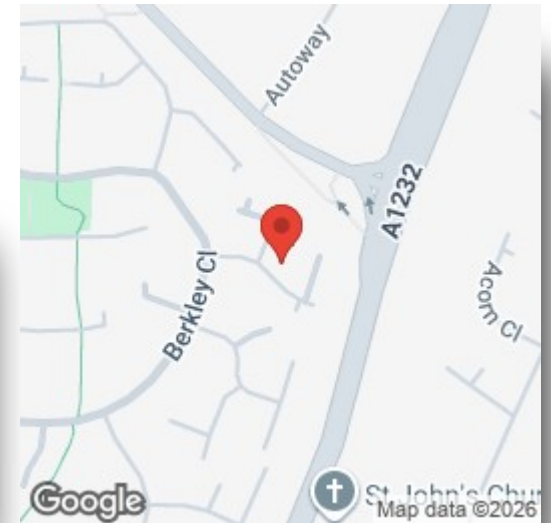
## Hallcroft Chase, Highwoods, Colchester

- Three Bedrooms
- End-Terrace House
- Lounge and Dining Room
- Modern Kitchen
- Attractive Rear Garden

Tenure: Freehold EPC Rating: C  
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:  
CSJ109458 - 0003

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