



**Hanbury Gardens, Highwoods, Colchester, CO4 9TT**

**welcome to**

**Hanbury Gardens, Highwoods, Colchester**

Offered with NO ONWARD CHAIN this excellent ONE BEDROOM CLUSTER HOUSE is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER CUL-DE-SAC off Enville Way the property is ideal for VARIOUS SHOPS, local schools, HIGHWOODS COUNTRY PARK and the A12/A120.



### **Entrance**

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

### **Lounge / Dining Room**

15' 8" x 13' 6" max ( 4.78m x 4.11m max )

Double glazed square bay window and further double glazed window to the front aspect, wall-mounted electric heater, spiral staircase rising to the first floor and a doorway leading to:

### **Kitchen**

7' x 6' 6" ( 2.13m x 1.98m )

Double glazed window to the side aspect, single sink and drainer with mixer tap inset to the worktop, tiled splashbacks, white high-gloss wall and floor mounted matching cupboards and drawers, electric cooker point, cooker hood and plumbing for a washing machine.

### **First Floor Landing**

Electric storage heater and doors leading to;

### **Bedroom**

13' 8" x 10' 8" ( 4.17m x 3.25m )

Double glazed square bay window to the front aspect, further double glazed windows to the front and side aspects, access to the loft, built-in wardrobe with mirror fronted sliding door and a built-in airing cupboard (housing the water tank with shelving).

### **Bathroom**

Obscure double glazed window to the side aspect, enclosed P-shaped panel bath with mixer tap and shower attachment, wall-mounted Bistan electric shower with adjustable shower head, pedestal wash hand basin, low level WC, Chrome heated towel rail and part tiled walls.

### **Front Garden**

The front garden (communal area) is mainly laid to lawn with a built-in cupboard (housing the electric meter).

### **Parking**

Parking

There is an allocated parking space to the side of the property providing off road parking.



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## Hanbury Gardens, Highwoods Colchester

- One Bedroom
- Modern Cluster House
- Contemporary High-Gloss Kitchen
- First Floor Bathroom
- Front Garden Area

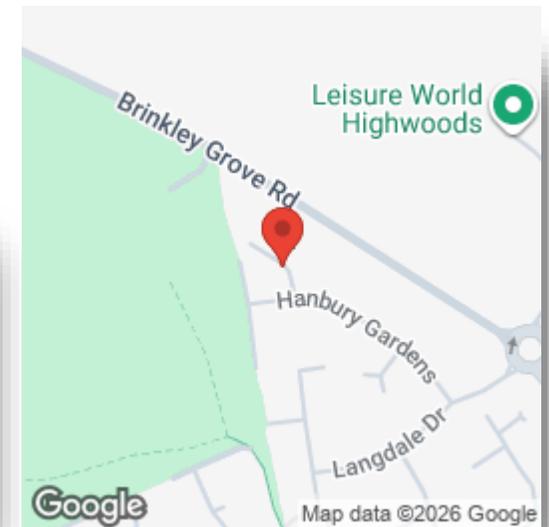
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 915.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ109972 - 0003

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