



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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welcome to

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

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ109458 - 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.

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