

oakheart



£130,000

Asking Price

Hanbury Gardens, Highwoods

Situated within the popular Highwoods area of Colchester, this one bedroom cluster house is positioned in a quiet cul-de-sac on Hanbury Gardens and is offered to the market with no onward chain.

The property enjoys convenient access to a range of local amenities, as well as Colchester General Hospital, the A12 and Colchester North Station, which offers direct rail links into London Liverpool Street.

The accommodation begins with a private front door leading into the living and dining area, a bright and welcoming space featuring a bay window. From here, there is access to an understairs storage cupboard and a well arranged U shaped kitchen offering cupboard and worktop space.

To the first floor, the landing leads to the principal bedroom, which benefits from a built in wardrobe and bay window, creating a light and comfortable space. The shower room comprises a

shower cubicle, WC and wash basin.

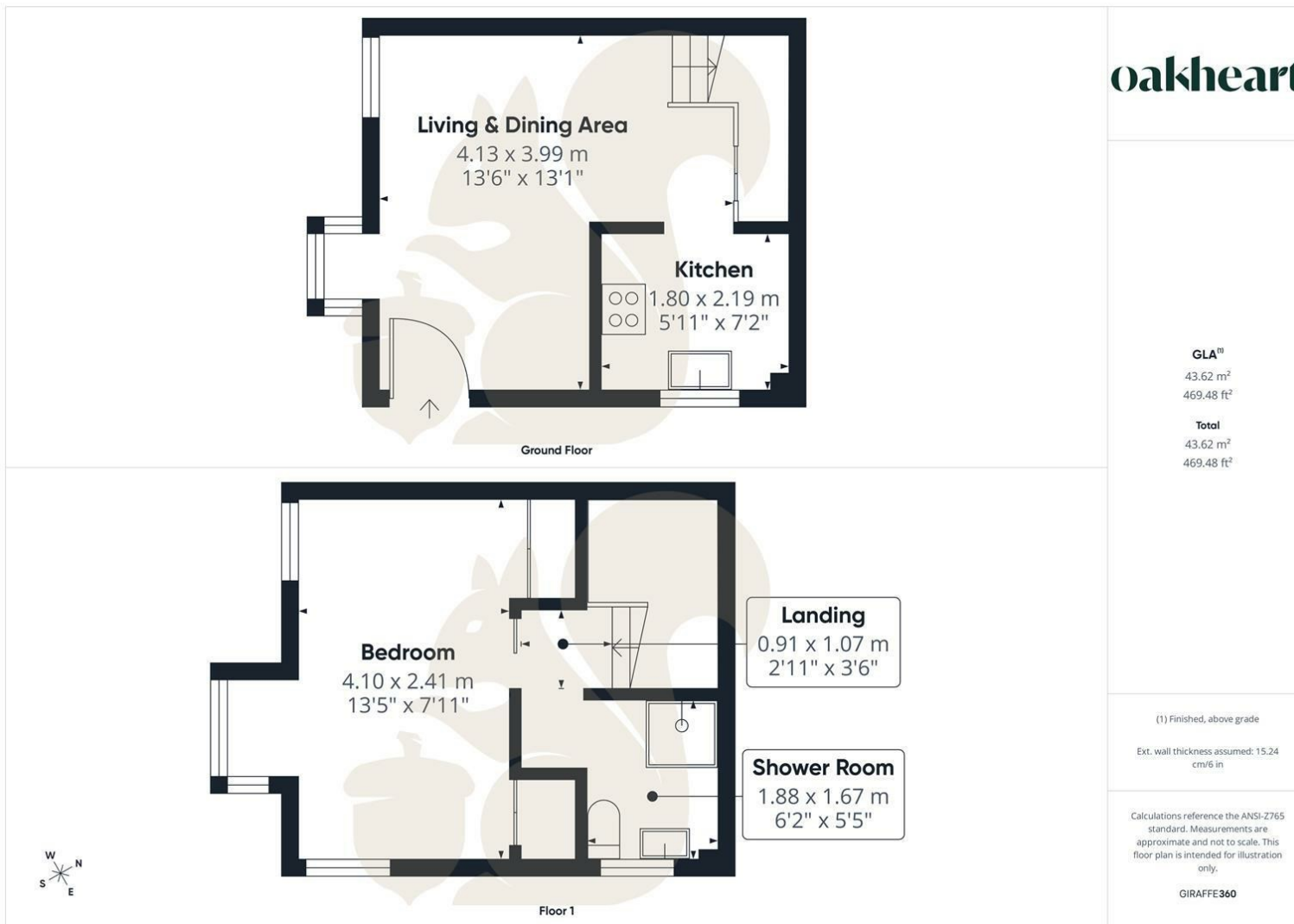
Externally, the property benefits from an allocated parking space directly to the front, along with a small front garden and an outside storage cupboard positioned to the right of the front door.











oakheart

GLA^m
43.62 m²
469.48 ft²

Total
43.62 m²
469.48 ft²

(1) Finished, above grade
Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart