



Chinook, Highwoods COLCHESTER CO4 9SZ

welcome to

Chinook, Highwoods COLCHESTER

This exceptional MID-TERRACE HOUSE is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in an EXCLUSIVE CUL-DE-SAC POSITION the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.



Entrance

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

Entrance Lobby

Wall-mounted boxed consumer unit, laminate flooring and a door leading to:

Living Room

Double glazed bow window to the front aspect, wall-mounted Elegance electric heater, laminate flooring, stairs rising to the first floor and a door leading to:

Kitchen/ Dining Room

Double glazed window to the rear aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted matching cupboards and drawers, electric cooker point, cooker hood over, plumbing for a washing machine, built-in understairs cupboard, wall-mounted Elegance electric heater, laminate flooring and an obscure double glazed door leading to:

Conservatory

Double glazed French doors opening onto the rear garden and double glazed windows to both side aspects.

First Floor Landing

Access to the loft, built-in airing cupboard (housing the water tank with shelving), wall-mounted Elegance electric heater and doors leading to;

Bedroom One

Two double glazed windows to the front aspect.

Bedroom Two

Double glazed window to the rear aspect, built-in wardrobe and laminate flooring.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with wall-mounted Triton electric shower and adjustable shower head, pedestal wash hand basin, low level WC, heated towel rail,

shaver point, extractor fan, tiled walls and tiled flooring.

Rear Garden

The rear garden partly paved and partly shingled with a wooden shed and further rear access via the side gate (providing access to the parking area). To the front of the property is an external storage cupboard (housing the electric meter).

Parking

There is a driveway to the front of the property and further allocated parking space in the parking area to the rear providing off road parking for two vehicles.



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Chinook, Highwoods COLCHESTER

- Two Bedrooms
- Modern Mid-Terraced House
- Kitchen/Dining Room
- Charming Conservatory
- Attractive Rear Gardens

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110192 - 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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