





Derwent Road, Highwoods, Colchester, CO4 9RL

william h brown

welcome to

Derwent Road, Highwoods, Colchester

Offered with NO ONWARD CHAIN this brilliant END-TERRACE HOUSE offers the potential to make the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR CUL-DE-SAC the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.

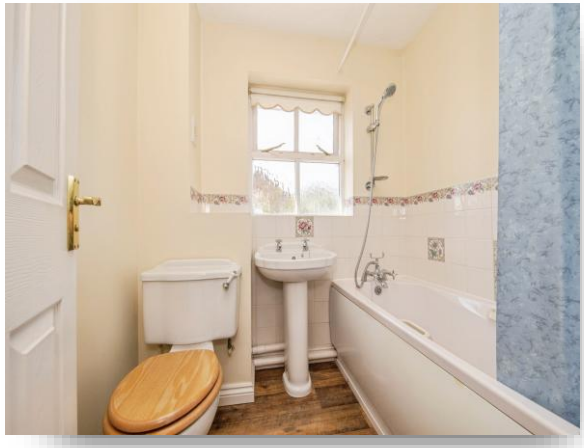












Entrance
The property is entered via the front door with obscure double glazed insets leading to:

Hallway
Double glazed window to the front aspect, radiator, laminate flooring, stairs rising to the first floor and a door leading to:

Lounge / Dining Room
Double glazed sliding patio doors leading to the conservatory, radiator, laminate flooring and a door leading to:

Kitchen
Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, range of wall and floor mounted cupboards and drawers, built-in electric oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a wall-mounted Glow Worm boiler.

Conservatory
Double glazed side door opening onto the rear garden with double glazed windows to the rear and both side aspects.

First Floor Landing
Access to the loft and doors leading to;

Bedroom One
Two double glazed windows to the front aspect, built-in airing cupboard (housing the water tank with shelving) and a radiator.

Bedroom Two
Two double glazed windows to the rear aspect and a radiator.

Bathroom
Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap and adjustable shower head, pedestal wash hand basin, low level WC, radiator, shaver point and part tiled walls.

Rear Garden
The rear garden is partly paved and partly lawned with an external tap and further access via the side gate and side path.

Garage
Up-and-over door to the front with power and lighting connected.

Parking
The partly block-paved driveway can be found to the front of the property providing off road parking for two vehicles.

Agents Note
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Derwent Road, Highwoods Colchester

- No Onward Chain
- Two Double Bedrooms
- End Terrace House
- Garage and Driveway for 2 Cars
- Conservatory
- Lounge/Diner
- Popular Highwoods Location

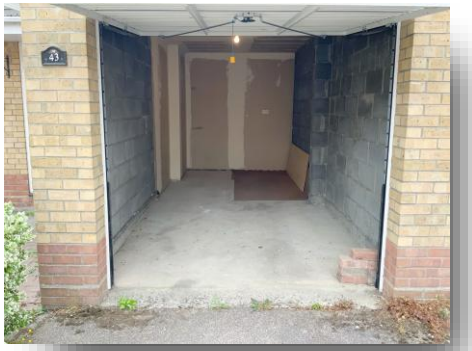
Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ110153

The Property Ombudsman

Property Ref:
CSJ110153 - 0003

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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