

Sioux Close, Highwoods, Colchester, CO4 9RP

william h brown

welcome to

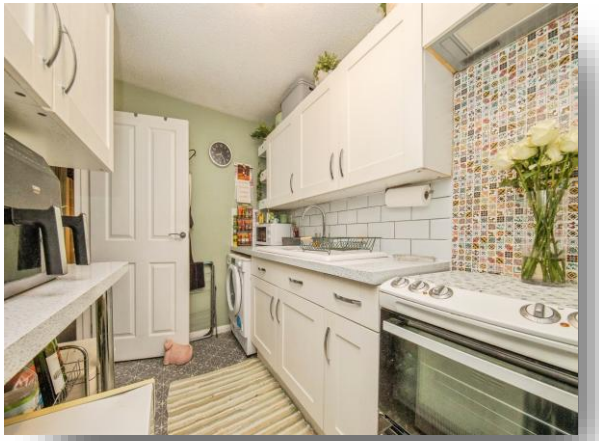
Sioux Close, Highwoods, Colchester

This exceptional GROUND FLOOR MASIONETTE is beautifully presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS situated in a SOUGHT-AFTER CUL-DE-SAC being ideal for VARIOUS LOCAL SHOPS, Highwoods Country Park, bus services and the A12/A120.













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

Lobby
Dado rail and open doorway leading to:

Living Room
Double glazed window to the front aspect, electric fireplace feature, built-in cupboard, dado rail and doors leading to;

Kitchen
Double glazed window to the front aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, breakfast bar, brick-bond style tiled splashbacks, wall and floor mounted matching cupboards and drawers, plumbing for a washing machine, electric cooker point, cooker hood over and mosaic style tiled splashbacks.

Inner Lobby
Built-in airing cupboard (housing the water tank with shelving) and a door leading to:

Bedroom
Double glazed window to the rear aspect and a wall-mounted electric heater.

Bathroom
Enclosed panel bath, adjustable shower head with mixer-tap, pedestal wash hand basin, low level WC, extractor fan, part tiled walls and part aqua-boarded walls.

Front Garden
Enclosed by a picket fence the front garden is mainly shingled with external lighting and a built-in storage cupboard.

Parking
An allocated parking space is provided in the car parking area to the rear of the property.

welcome to

Sioux Close, Highwoods Colchester

- One Bedroom
- Ground Floor Maisonette
- Stylish Kitchen
- Modern Bathroom
- Attractive Front Garden
- Allocated Parking Space
- Popular Highwoods Location
- Well Presented Throughout

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 81.48
Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 2019. 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

view this property online williamhbrown.co.uk/Property/CSJ110286

The Property Ombudsman

Property Ref:
CSJ110286 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01206 843464

ColchesterStJohns@williamhbrown.co.uk

42a St Christopher Road, Colchester, Essex, CO4 0NA

williamhbrown.co.uk