



- Guide Price £300,000 - £325,000
- Large Three/Four Bedroom End Of Terrace Home
- Family Orientated Neighbourhood
- Prime North Colchester Position & Within Close Proximity Of The Gilbert Secondary School
- Colchester's North Station, Hospital & City Centre Moments Away
- Downstairs Cloakroom
- Fitted Kitchen
- Impressive Living/Dining Room
- Master Bedroom With En-Suite Shower Room
- Enclosed Rear Garden & Two Allocated Parking Spaces

1 Avitus Way, Highwoods, Colchester, Essex. CO4 9EY.

****Guide Price £300,000 - £325,000**** Situated in the popular Highwoods/Mile End district, North of Colchester's city centre sits this deceptively spacious three/four bedroom terrace family home. Within striking distance of The Gilbert Secondary School, recently gifted with 'Outstanding' status by Ofsted, it's position as a home is favourable with family's. This home is also within moments of Colchester's eagerly anticipated Northern Gateway, soon to be home to an array of restaurants and leisure facilities (including state of the art cinema), as well as home to a premium health club and more. Well connected to Colchester's mainline station, as well as the A12/A120 corridor to London, everything is within easy reach of this excellent home.



Property Details.

Ground Floor

Entrance Hall

6' 8" x 9' 1" (2.03m x 2.77m) Entrance door to front aspect, stairs to first floor, radiator, understairs cupboard, doors to:

Downstairs W.C

Window to front aspect, radiator, wash hand basin, W.C

Kitchen



10' 1" x 7' 7" (3.07m x 2.31m) Window to rear aspect, a fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, inset sink, drainer and taps over, inset oven, inset hob with extractor fan over, space for additional appliances both freestanding and under counter with supporting plumbing, tiled splash backs, radiator

Living/Dining Room



34' 6" (Max) x 15' 9" (10.52m x 4.80m) Windows to front and rear aspect, garden doors to rear aspect, radiator x2, communication points

First Floor

First Floor Landing

Stairs to ground floor, airing cupboard housing shelving, doors to:

Master Bedroom



14' 1" x 16' 1" (4.29m x 4.90m) Windows to front and rear aspect, radiator, inset wardrobe, doors to:

En-Suite Shower Room



Tiled en-suite shower room formed by; tiled walls throughout, W.C, wash hand basin, shower cubicle, radiator

Bedroom Four/Dressing Room/Nursery

10' 6" (Max) x 8' 8" (3.20m x 2.64m) A versatile room accessible through the master bedroom with window to front aspect. Currently used as a nursery, it could serve purposes such as a dressing room or study space.

Property Details.

Bedroom Two



7' 0" x 9' 5" (2.13m x 2.87m) Window to front aspect, radiator, inset wardrobes

Bedroom Three



5' 5" x 9' 1" (1.65m x 2.77m) Window to rear aspect, radiator

Family Bathroom



A family bathroom suite comprising of; tiled walls, wash hand basin, panel bath, W.C, radiator and window to rear aspect

Outside, Garden & Parking



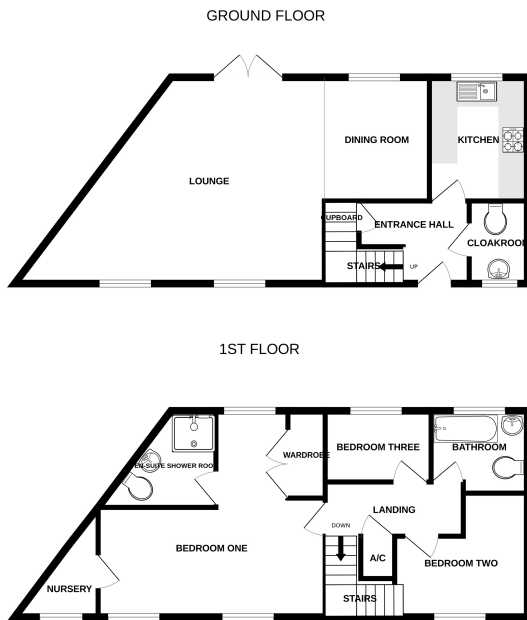
Outside, a private and enclosed rear garden is offered, designed with low maintenance in mind and complete with artificial turf. Parking is available to the rear of the property for two vehicles, with further parking accessible on road for both residents and visitors alike without restrictions.

Additional Information

Please note an EPC and floorplan will be available shortly and in turn uploaded to the property listing.

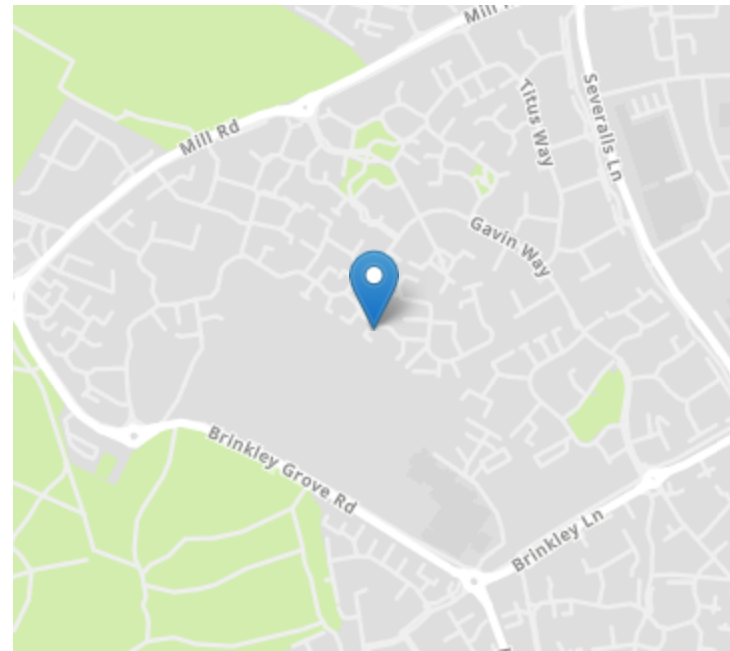
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, ceiling, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their suitability or efficiency can be given.
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Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.