



- Coach House
- Two Double Bedrooms
- 18ft Lounge/Diner
- Double Glazed Windows With Fitted Wooden Blinds
- Fitted Kitchen
- Modern Bathroom
- Well Presented Throughout
- Garage And Parking
- North Colchester

### 132 Gavin Way, Highwoods, Colchester, Essex. CO4 9FP.

An excellent first time buy or investment property located to the North of Colchester is this two double bedroom coach house offering excellent access to the A12, mainline train station and Highwoods country park. Presented to the market in superb condition, this great starter home features two double bedrooms, an 18ft lounge/diner with two windows boasting fitted wooden blinds, a fitted kitchen and a modern three piece bathroom suite. Outside, the property benefits from a single garage with allocated parking in front. Internal viewings are highly advised.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor.

## First Floor

### Landing

With two storage cupboards, doors to;

### Lounge/Diner



18' 0" x 10' 8" (5.49m x 3.25m) With two UPVC double glazed windows to front, two radiators, TV point, opening to;

## Kitchen



7' 7" x 7' 11" (2.31m x 2.41m) With Velux window, tiled flooring, a range of matching eye level and base units with drawers and worktops over, tiled splashbacks, inset sink and drainer, single oven, gas four ring hob and extractor hood over, space for washing machine and fridge/freezer.

## Bedroom One



12' 2" x 11' 4" (3.71m x 3.45m) With UPVC double glazed window to front, radiator.

# Property Details.

## Bedroom Two



9' 9" x 7' 7" (2.97m x 2.31m) With Velux window, radiator.

## Bathroom



With Velux window, part tiled walls, radiator, low level WC, wash hand basin, panelled bath with shower screen and shower over, extractor.

## Outside

### Garage



18' 8" x 8' 7" (5.69m x 2.62m) With up and over door to front.

### Parking

Space in front of the garage for one car.

### Storage

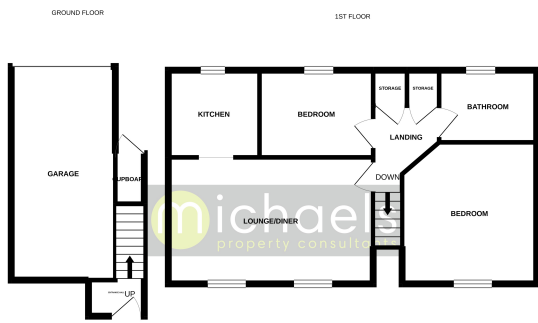
The property also comes with a generous storage cupboard access via a door externally. There is also a communal bin store.

### Lease Information

The current owner has advised that there is 132 years remaining on the lease with a ground rent charge of £85 every 6 months and a service charge of £75 per month payable.

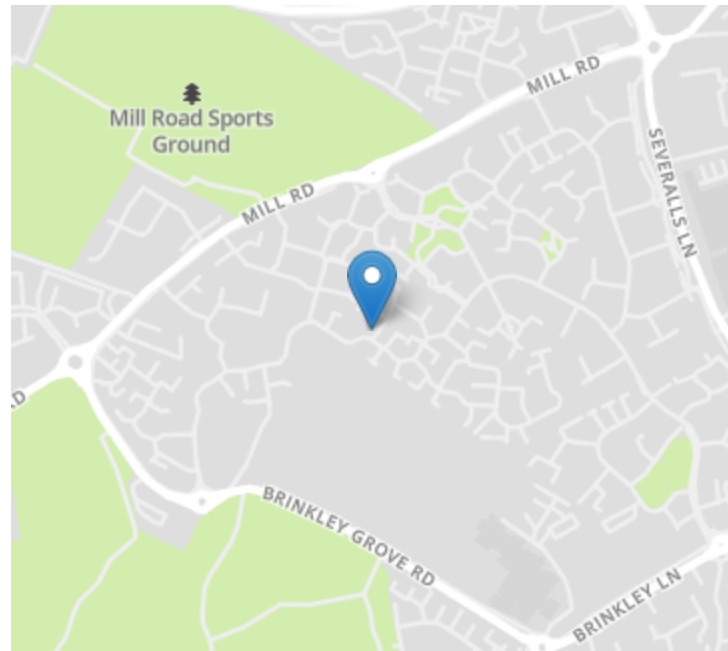
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other items are approximate and are intended to be used as a guide only. This plan is for illustrative purposes only and should not be used as a basis for any purchase or other agreement. The accuracy of the floorplan and any other information contained herein is not guaranteed. © 2020 Michaels Property Consultants. All rights reserved. Made with Mapbox (©2020)

## 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.