



- GUIDE PRICE £240,000 - £250,000
- End Of Terrace House
- Two Double Bedrooms
- Generous Living Room
- Kitchen/Diner
- Private Rear Garden
- Allocated Parking
- Popular Highwoods Location

104 Derwent Road, Highwoods, Colchester, Essex. CO4 9RU.

Conveniently located to the north of Colchester in Highwoods is this two double bedroom end of terrace home, ideal for a first time buyer or investor. Positioned with excellent access to the A12, Colchester Severalls Business Park, a national supermarket and excellent local schooling. Well presented by the current owners, internal highlights include two double bedrooms, a generous living room, kitchen/diner and a family bathroom. To the rear, there is a private rear garden and adjacent to the property there is a two allocated parking spaces. Internal viewings are highly advised.



Property Details.

Ground Floor

Entrance Hall

With UPVC double glazed window to side, stairs rising to first floor, door to;

Lounge



14' 10" x 10' 4" (4.52m x 3.15m) With UPVC double glazed window to front, radiator, TV point, door to;

Kitchen/Diner



13' 4" x 8' 4" (4.06m x 2.54m) With UPVC double glazed window and door to rear, radiator, understairs storage cupboard, a range of matching eye level and base units, oven, gas hob and extractor hood over, integrated fridge and freezer.

First Floor

Landing

With UPVC double glazed window to side, cupboard, doors to;

Bedroom One



13' 4" x 11' 0" (4.06m x 3.35m) With two UPVC double glazed windows to front, two radiator, cupboard.

Bedroom Two



9' 9" x 7' 4" (2.97m x 2.24m) With UPVC double glazed window to rear, radiator, cupboard.

Property Details.

Family Bathroom



With UPVC double glazed obscure window to rear, close coupled WC, wash hand basin, panelled bath with shower screen and shower over.

Outside

Garden



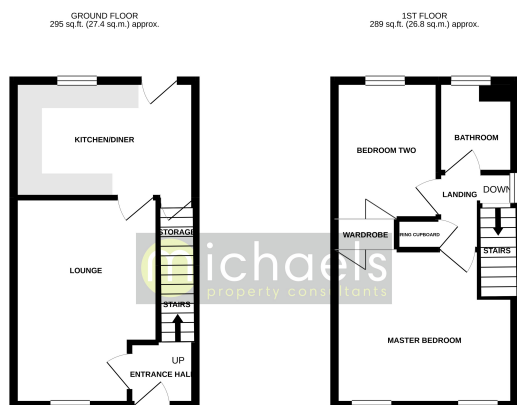
Enclosed by panel fencing with gated side access.

Parking

Two allocated parking spaces located to the left of the property.

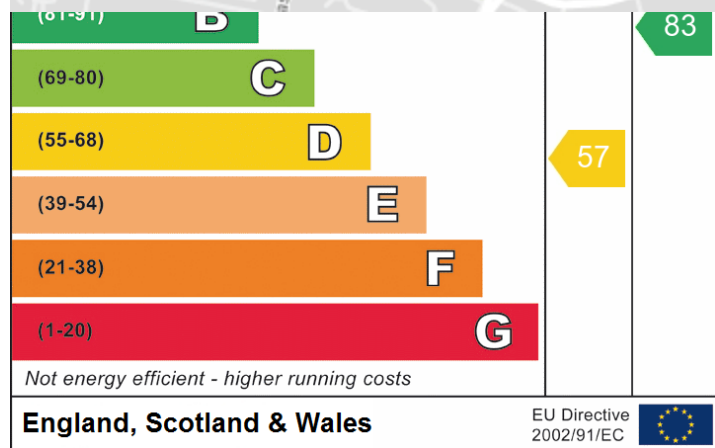
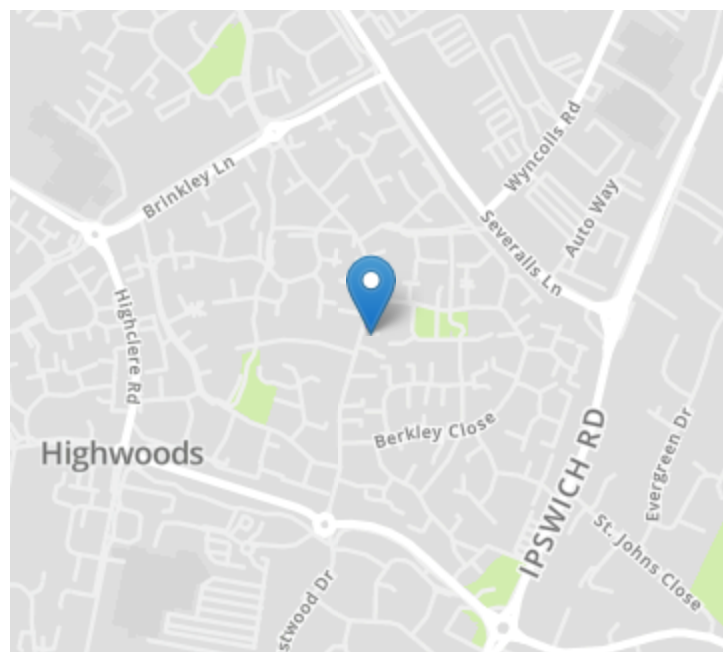
Property Details.

Floorplans



TOTAL FLOOR AREA: 584 sq.ft. (54.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of walls, fixtures, fittings and areas are approximate and should not be relied upon for the purpose of any contract. The plan is intended to provide a guide only and should not be used as a basis for any purchase or lease. The actual dimensions and areas may vary slightly from those shown on the plan. See also leaflet 1/2021.

Location



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.