



- Two Allocated Parking Spaces
- Close To Highwoods Square & A Range Of Amenities
- Presenting Itself As An Ideal First Time Purchase Or Investment Opportunity
- One Bedroom Freehold Home
- Offered To Market With No Onward Chain
- Viewings Available By Appointment Only
- Large Bedroom
- Generous Rear Garden

43 Sioux Close, Highwoods, Colchester, Essex. CO4 9RP.

An opportunity has arisen to purchase a one bedroom freehold house, located to the North of Colchester in the popular district of Highwoods. Within easy access to Highwoods Square and therefore home to; a large Tesco Extra Store, post office, doctors/dentist surgeries and also well served by an excellent bus network to Colchester's vibrant and colourful city centre. Offered to market with the added benefit of no onward chain, internally accommodation comprises of; a sizeable living room with dual aspect windows and a spiral stair case to the first floor, fitted kitchen with space for appliances, first floor bathroom suite and well-proportioned double bedroom. Outside, this property benefits from off road parking for two vehicles and a sizeable garden. This home presents itself as the ideal first time purchase or investment and we highly advise viewings to appreciate the quality of accommodation on offer.



Property Details.

Ground Floor

Entrance Hallway

Double glazed window to side storage heater and built in storage cupboard archway through to:

Living Room



15' 8" x 13' 7" (4.78m x 4.14m)Spiral staircase to first floor landing, storage heater, patio doors to rear garden, double glazed window to front, door to:

Kitchen



6' 1" x 6' 11" (1.85m x 2.11m)UPVC window to rear aspect, stainless steel single bowl single drainer sink unit with mixer tap and drinking water tap, built in four ring gas hob with oven under and extractor over, wall mounted cupboards and tiled splash backs.

First Floor

Bedroom One



13' 8" x 8' 1" (4.17m x 2.46m) Double glazed window to front, storage heater.

Property Details.

Bathroom



7' 2" x 6' 2" (2.18m x 1.88m) Obscured double glazed window to side, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, tiled splash backs.

Outside



Rear garden is mainly laid to lawn with flower and shrub beds, patio area with pergola, water feature to remain, enclosed by panel fencing to boundaries, mature trees and to the front there is off road parking for two vehicles.

Property Details.

Floorplans

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.