



- GUIDE PRICE £170,000 - £180,000
- Detached Coach House
- North Colchester
- Open Plan Living Space
- Modern Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Integral Garage And Off Road Parking

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

GUIDE PRICE £170,000 - £180,000 Located in the sought after North of Colchester is this extremely spacious and well presented detached coach house offering spacious open plan living accommodation, modern fitted kitchen, two sizeable bedrooms, family bathroom and huge benefit of integral garage and off road parking space. The property is situated within easy reach to the A12 access road, local supermarkets, restaurants, bus routes and fantastic school catchments. To avoid disappointment early internal inspection is highly recommended.



Property Details.

Entrance Hall

Entrance door, door leading to garage, radiator, stair to first floor.

Landing

Double glazed window to rear aspect, radiator, double storage cupboard, loft access.

Open plan Living room/Kitchen



17' 9" x 12' 2" (5.41m x 3.71m) Double glazed window to front and rear aspect, two radiators, T.V point, a range of wall and base units over an area of roll top work surface, inset stainless steel sink with drainer, integrated electric oven, four ring gas hob, extractor hood, space for washing machine, plumbing for washing machine.

Bedroom One



8' 9" x 10' 6" (2.67m x 3.20m) Double glazed window to front aspect, double built in wardrobes, radiator.

Bedroom Two



6' 7" x 10' 8" (2.01m x 3.25m) Double glazed window to front aspect, radiator.

Property Details.

Family Bathroom



Frosted double glazed window to rear aspect, low level WC, wash hand basin, panel bath with shower over, part tiled walls, radiator.

Garage



Up and over door, power and light connected, door leading to entrance hall.

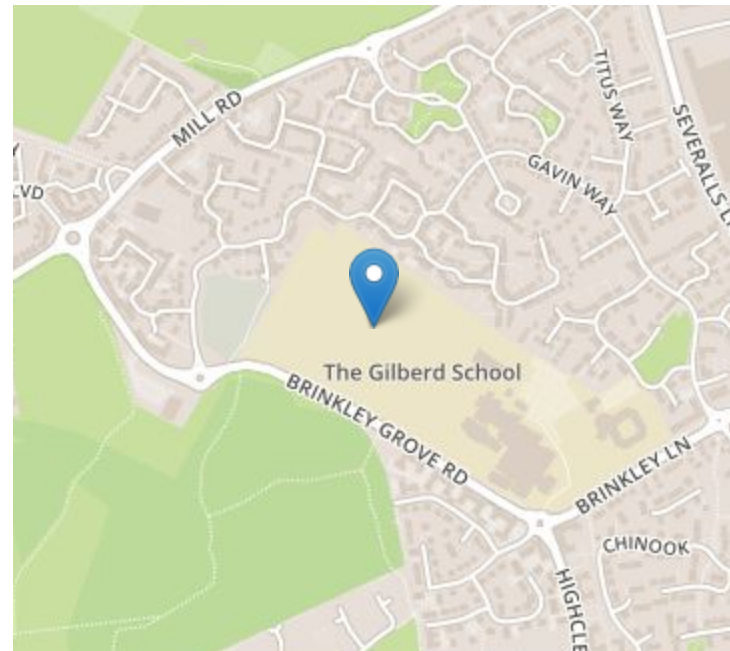
Outside

The property offers an off road parking space to the front of the property.

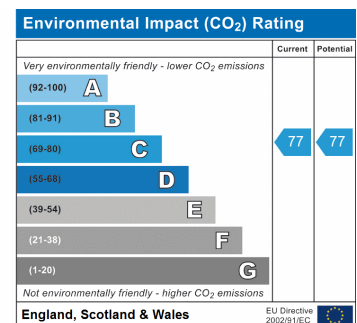
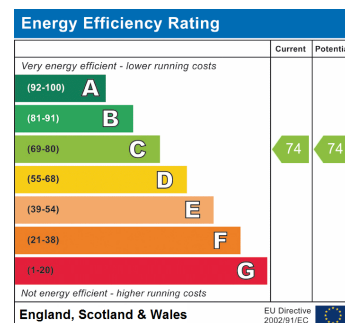
Property Details.

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.