



- One Bedroom Freehold Home
- Close To Highwoods Square & A Range Of Amenities
- Well-Proportioned Living Room With Dual Aspect Windows
- Fitted Kitchen
- First Floor Bathroom
- Large Bedroom
- Off Road Parking
- Presenting Itself As An Ideal First Time Purchase Or Investment Opportunity
- Offered To Market With No Onward Chain
- Viewings Available By Appointment Only

## 5 Derwent Road, Highwoods, Colchester, Essex. CO4 9RL.

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.





# Property Details.

## Ground Floor

### Reception Room



14' 2" x 15' 6" (4.32m x 4.72m) Entrance door to front aspect, window to front and side aspect, wall mounted electric heater, spiral stair case to first floor, access to:

### Kitchen



7' 1" x 6' 11" (2.16m x 2.11m) Window to front aspect, a range of fitted base and eye level units with work surfaces over, inset sink, drainer and taps over, space for oven, space for appliances

## First Floor

### First Floor Landing

Stairs to ground floor, inset storage cupboard, access to:

## Master Bedroom



7' 8" x 13' 6" (2.34m x 4.11m) Window to front aspect, wall mounted electric heater

## Family Bathroom



6' 1" x 7' 3" (1.85m x 2.21m) Window to front aspect, panel bath with shower over and curtain, W.C, pedestal wash hand basin