



- A Generously Proportioned Three Bedroom End Of Terrace Home
- Favourable North Colchester Position
- Close To An Array Of Excellent Amenities & Choice Of Schooling
- Spacious Living Room With Feature Fireplace
- Kitchen-Diner With Space For Appliances
- Conservatory
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom Suite
- Enclosed Rear Garden
- Viewings Welcomed

### 33 Tony Webb Close, Highwoods, Colchester, Essex. CO4 9RG.

**\*\*Guide Price £280,000 - £290,000\*\*** Residing in a prime North Colchester position lies this impressive three bedroom end of terrace house, within striking distance of The Gilbert Secondary School, Highwoods & Brinkley Grove Primary School, it makes the ideal family home or first time purchase. It is also within a stones throw of Highwoods Square, home to a Tesco Extra store, doctors, dentist and post office. It is also well served by a frequent bus service to Colchester's vibrant city centre. Presented in good order throughout, there is an array of spacious accommodation on offer.





# Property Details.

## Ground Floor

### Entrance Hall

16' 9" x 5' 6" (5.11m x 1.68m) Entrance door to front aspect, tiled floor, radiator, stairs rising to first floor, doors and access to:

### Ground Floor Cloakroom

W.C, wash hand basin, radiator, window to front aspect

### Reception Room



17' 8" x 11' 2" (5.38m x 3.40m) Window to front aspect, wood effect flooring, feature fireplace with mantle & hearth, communication points, radiator, glazed doors to:

### Kitchen/Diner



17' 6" x 9' 3" (5.33m x 2.82m) An impressive open-plan kitchen/diner formed of; tiled flooring, a range of base and eye level units with work surfaces over, breakfast bar with space for stalls under, drawers, space under-counter for dishwasher, washing machine, inset oven/grill, hob with extractor fan over, inset sink, drainer and mixer tap over, space under-counter for tumbler dryer, space for freestanding fridge/freezer, window to rear aspect, radiator, opening to:

## Conservatory



12' 8" x 9' 5" (3.86m x 2.87m) A large conservatory formed of; windows to all aspects, wood effect flooring, patio doors to garden, radiator

## First Floor

### Landing

Stairs to ground floor, doors and access to:

### Master Bedroom



12' 8" x 8' 9" (3.86m x 2.67m) Window to rear aspect, wood effect flooring, radiator

# Property Details.

## Bedroom Two



13' 4" x 9' 2" (4.06m x 2.79m) Window to rear aspect, wood effect flooring, radiator

## Bedroom Three



8' 4" x 8' 3" (2.54m x 2.51m) Window to front aspect, radiator, wood effect flooring

## Family Bathroom



Tiled family bathroom suite comprising of; panel bath with screen and shower attachment over, W.C, chrome wall mounted towel rail, vanity wash hand basin, wood effect flooring, window to rear aspect

## Outside, Garden & Parking



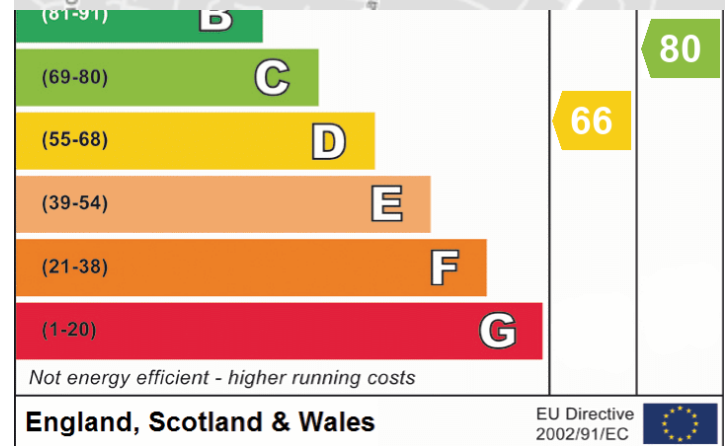
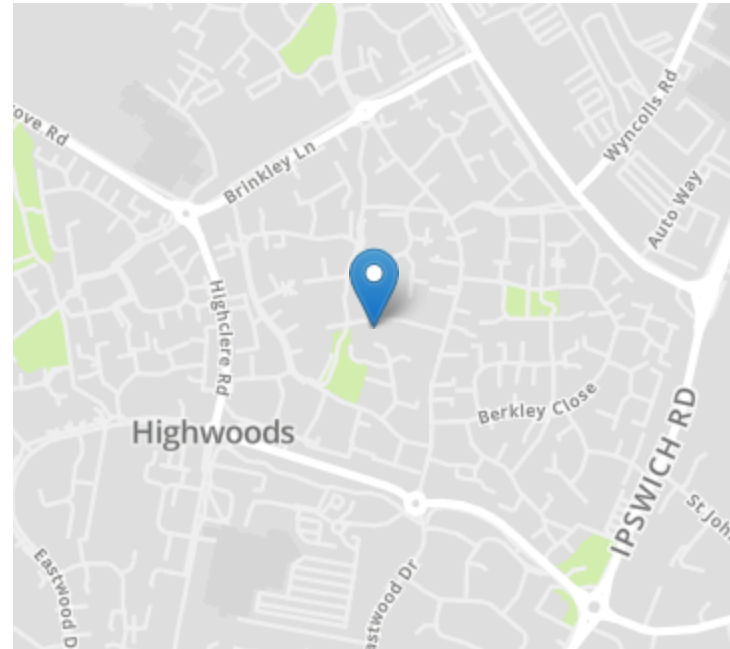
Outside the property consists of generous wrap around garden, enclosed by panel and laid to lawn with decking area, suitable for outside dining. There is also a shed to remain and gated access to the front which consists of on street parking on a first come first serve basis.



# Property Details.

## Floorplans

## 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.