



- Guide Price £240,000 - £250,000
- A Superb First Time Buy
- Two Double Bedrooms
- Tastefully Refurbished By The Current Owner To A High Standard
- Kitchen/Diner With Contemporary Units
- Luxury Bathroom
- Private Rear Garden
- Two Parking Spaces

56 Chinook, Highwoods, Colchester, Essex. CO4 9SZ.

An excellent opportunity for a first time buyer to purchase this tastefully refurbished two double bedroom home, located to the north of Colchester in Highwoods with excellent access to local schooling, Tesco supermarket, well served bus routes and the stunning Highwoods Country Park. An ideal starter home this modern terraced home offers some stylish fittings throughout. The internal accommodation comprises of an entrance porch, a spacious living room, kitchen/diner with contemporary high gloss units and integrated appliances. To the first floor, there are two double bedrooms and a luxury three piece family bathroom suite featuring a rainfall shower.



Property Details.

Ground Floor

Entrance Porch

With luxury laminate flooring, door to;

Living Room



14' 10" x 13' 4" (4.52m x 4.06m) With UPVC double glazed window to front, radiator, luxury laminate flooring, TV point, stairs rising to first floor, door to;

Kitchen/Diner



13' 5" x 8' 3" (4.09m x 2.51m) With UPVC double glazed window and door to rear, feature wall hung radiator, luxury laminate flooring, understairs storage cupboard, a range of matching high gloss eye level and base units with drawers and worktops over, inset sink and drainer, in built oven, BOSCH gas hob with extractor hood over, space for washing machine and dishwasher, integrated fridge/freezer.

First Floor

Landing

With airing cupboard, loft access, doors to;

Bedroom One



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

Bedroom Two



12' 4" x 7' 3" (3.76m x 2.21m) With UPVC double glazed window to rear, radiator.

Property Details.

Family Bathroom



With UPVC double glazed obscure window to rear, luxury waterproof laminate flooring, heated towel rail, 'P' panelled bath with shower screen and rainfall shower over, wash hand vanity basin, enclosed cistern WC, tiled walls.

Outside

Rear Garden



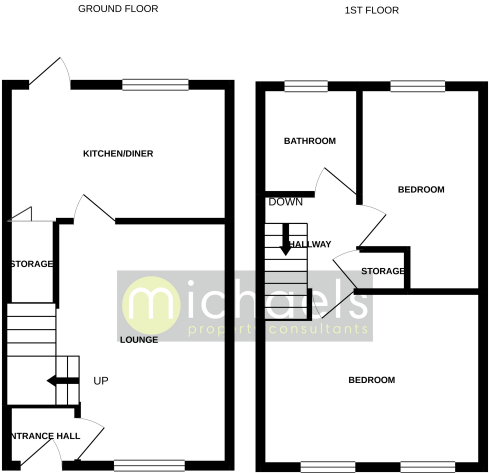
Outside, the rear garden is enclosed by fencing with gated rear access. The garden offers a patio area and lawn with a garden shed to remain.

Parking

One space available to the front and further allocated space.

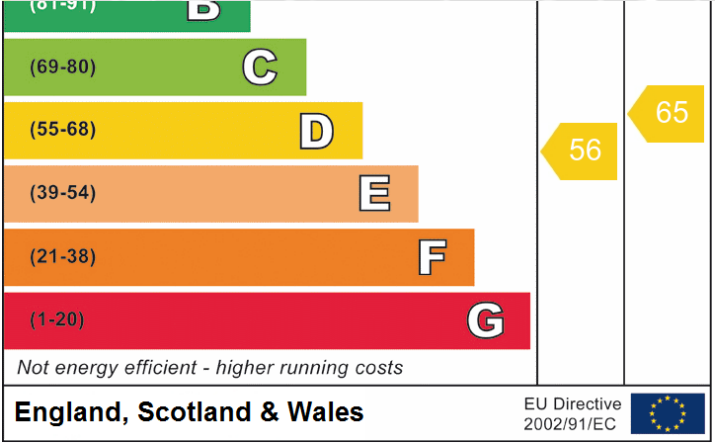
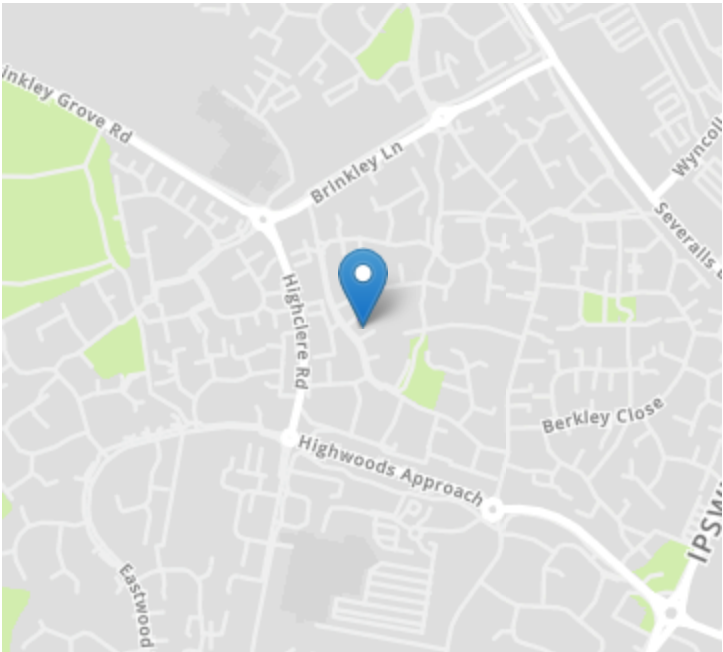
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide only for prospective purchasers. The services, fixtures and appliances shown have been noted and no guarantee as to their operability or efficiency can be given.
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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.