



- Offered With No Onward Chain
- Three Bedroom Link Semi-Detached House
- Close To An Array Of Excellent Amenities & Choice Of Schooling
- Kitchen-Diner
- Reception Room
- Downstairs Cloakroom
- Two Double Bedrooms & Sizeable Third Bedroom
- First Floor Family Bathroom
- En-Suite To Master Bedroom
- Garden & Garage

## 147 Gavin Way, Highwoods, Colchester, Essex. CO4 9FZ.

**\*\*Guide Price £300,000 - £325,000\*\*** Offered to the market with the added benefit of no onward chain, this three bedroom linked semi-detached family home is situated in a prime North Colchester position. This home is well-connected by public transport links to Colchester's North Station, offering links to London Liverpool Street within the hour. A12 access is also within easy reach, on the Ipswich/London corridor. A variety of favourable primary and secondary schooling choices are also within easy reach, with the nearby Gilbert Secondary School recently voted 'Outstanding' by Ofsted (please note all mentioned schools are subject to application). Finally, this property is favourably positioned stones throw from Colchester's eagerly anticipated Northern Gateway, home to; an array of restaurants, leisure facilities and a premium health club.



# Property Details.

## Ground Floor

### Entrance Hall

Entrance door to front aspect, stairs rising to first floor, radiator, doors & access to:

### Ground Floor Cloakroom

W.C, wash hand basin

### Reception Room



12' 7" x 10' 2" (3.84m x 3.10m) Retractable patio doors to rear aspect, radiator, communication points

## Kitchen-Diner



14' 7" x 6' 0" (4.45m x 1.83m) Window to front aspect, a range of fitted base and eye level units with work surfaces over, inset sink, drainer and mixer tap over, inset oven, hob with extractor fan over, space for free-standing appliances, tiled floor, radiator

## First Floor

### Landing

Stairs to ground floor, doors and access to:

### Master Bedroom



12' 6" x 10' 1" (3.81m x 3.07m) Window to front and rear aspect, radiator, built in storage, radiator, door and access to:

# Property Details.

## En-Suite Shower Room

W.C, pedestal wash hand basin, shower cubicle, radiator

## Bedroom Two



12' 6" x 10' 1" (3.81 m x 3.07m) Window to front aspect, radiator

## Bedroom Three



11' 9" x 6' 2" (3.58m x 1.88m) Window to rear aspect, radiator

## Outside, Garden, Garage & Parking



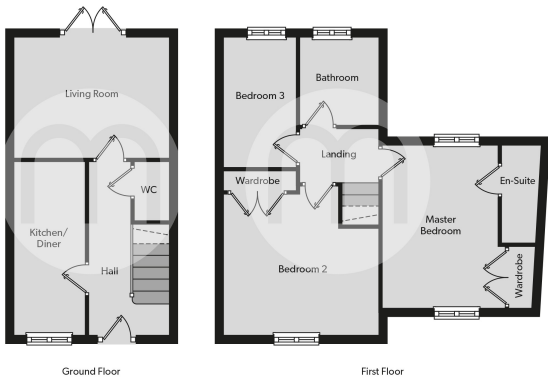
Outside, a private and enclosed rear garden is on offer, enclosed by panel fencing and secure gated side access leads to an area were a single garage en-bloc can be found, with parking for one vehicle in front. Parking is easily accessible on road also, for additional vehicles.

## Additional Information

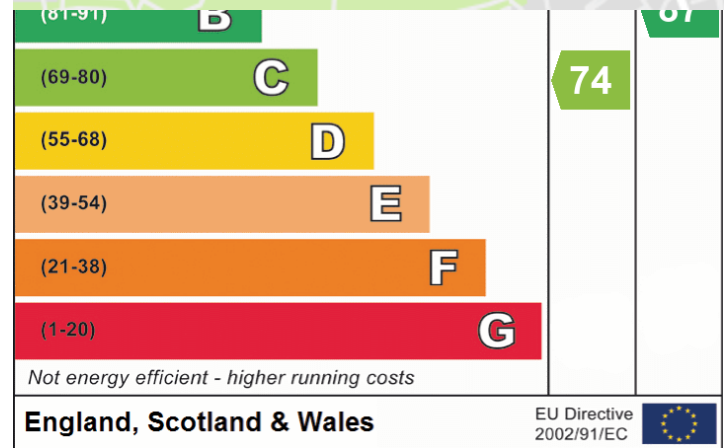
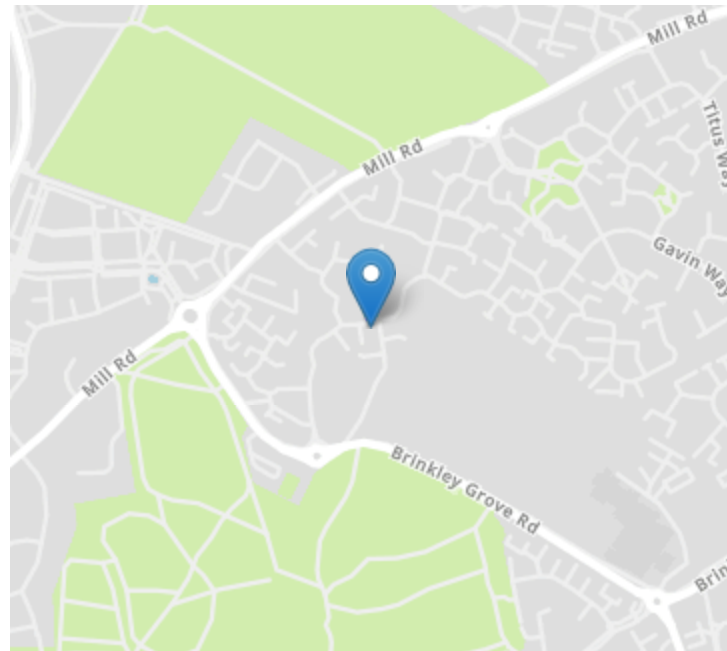
We understand an annual estate charge is applicable, in the region £220.00p per annum (approximate). We advise that all interested parties confirm this information with their legal representative and its setup at an early stage of their conveyance to avoid any discrepancy.

# 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.