



- Recently Refurbished And Modernised Throughout
- End Of Terrace House
- Three Bedrooms
- Cloakroom And Family Bathroom
- Generous Lounge
- Kitchen/Diner
- Sizeable Rear Garden
- Driveway And Garage
- Gilbert School Catchment

## 47 Albrighton Croft, Highwoods, Colchester, Essex. CO4 9RH.

A truly stunning, recently refurbished three bedroom end of terrace house - favourably positioned to the north of Colchester in Highwoods within walking distance to a national supermarket, brilliant schooling whilst providing easy access to the A12, Colchester General Hospital and North Train Station with links to London Liverpool Street. Having undergone recent upgrades throughout this excellent home is perfect for a first time buyer or couple looking to start a family. The ground floor accommodation comprises of an entrance porch, downstairs cloakroom, a large living room and a kitchen./diner which features a range of units.



# Property Details.

## Ground Floor

### Entrance Hall

With doors to;

### WC

With obscure double glazed UPVC window to front, radiator, close coupled WC, wash hand vanity basin.

### Lounge



15' 2" x 14' 0" (4.62m x 4.27m) With double glazed UPVC window to front and side, radiator, luxury wood effect flooring, TV point, stairs rising to first floor, double doors to;

## Kitchen/Diner



15' 2" x 8' 9" (4.62m x 2.67m) With double glazed UPVC window and French doors to rear, radiator, a range of matching base units with drawers and worktops over, inset sink and drainer, space for American fridge/freezer, plumbing for washing machine and dishwasher.

## First Floor

### Landing

With airing cupboard, loft access, doors to;

### Bedroom One



12' 2" x 8' 9" (3.71m x 2.67m) With double glazed UPVC window to front, radiator, built in double wardrobe.

# Property Details.

## Bedroom Two



9' 0" x 8' 4" (2.74m x 2.54m) With double glazed UPVC window to rear, radiator, built in cupboard.

## Bedroom Three



9' 0" x 6' 1" (2.74m x 1.85m) With double glazed UPVC window to front, radiator.

## Family Bathroom



With obscure double glazed UPVC window to rear, heated towel rail, tiled walls, close coupled WC, 'P' shape bath with shower screen and shower, wash hand basin.

## Outside

### Garden, Parking & Garage



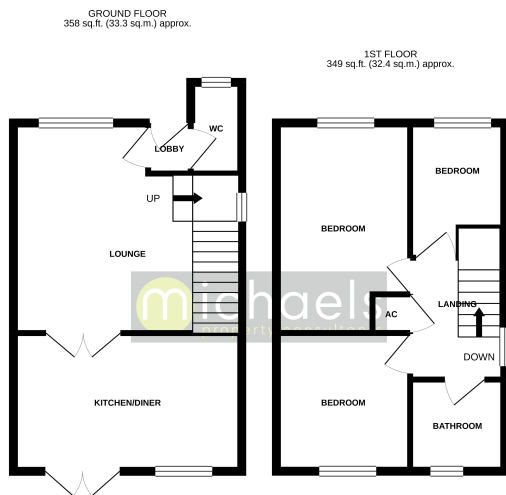
Outside, the property enjoy a good size rear garden which offers a large patio and a further lawn and a garden shed. Adjacent to the property is the driveway and garage which offers an excellent space for storage.

### Agents Note

Please note the garage is offered on a leasehold basis with a peppercorn ground rent payable yearly to no. 49 Albrighton Croft.

# Property Details.

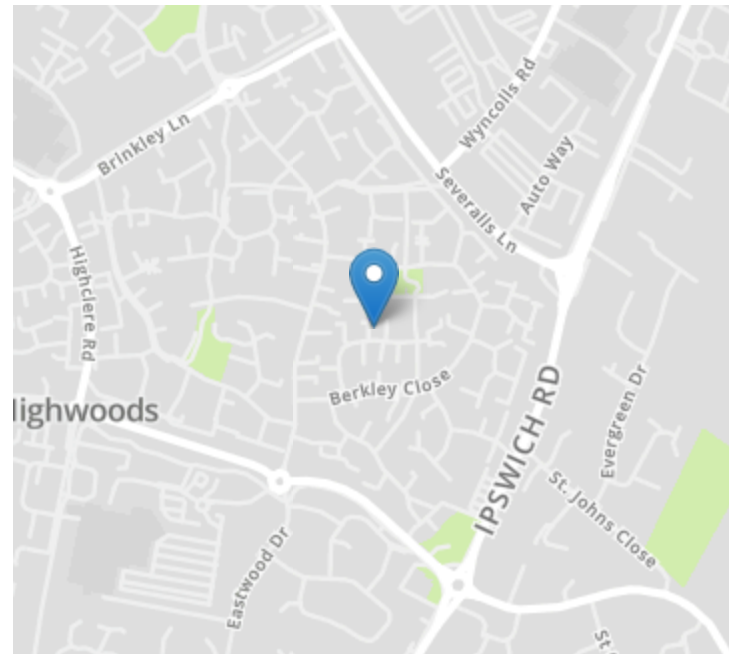
## Floorplans



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, masses and other data are approximate and should not be relied upon for any legal, contractual or other purposes. This plan for illustration purposes only and should be used as such for any prospective purchaser. The services, appliances and equipment shown hereon are based on the information available at the time of the survey. Made with Mapbox 10/21

## 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.