



Victoria Gardens, Highwoods, Colchester, CO4 9YF

welcome to

Victoria Gardens, Highwoods, Colchester

Offered CHAIN FREE this charming OVER 55's BUNGALOW provides COMFORTABLE ACCOMMODATION with REMOTE WARDEN ASSISTANCE. Nestled in a SECLUDED POSITION off Eastwood Drive the property is ideal for LOCAL SHOPS, bus services, HIGHWOODS COUNTRY PARK and the A12/A120.



Entrance

The property is entered via the front door with glazed insets leading to:

Hallway

Access to the loft, built-in airing cupboard (housing the water tank with shelving), electric heater, wall-mounted security intercom, emergency pull-cord and doors leading to;

Lounge / Dining Room

Double glazed window to the rear aspect and two electric heaters.

Kitchen

Double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted cupboards and drawers, built-in electric double oven with four-ring electric hob and cooker hood over, plumbing for a washing machine and a wall-mounted electric heater.

Bedroom One

Double glazed window to the side aspect, fitted wardrobes and an electric heater.

Bedroom Two

Double glazed window to the side aspect and an electric heater.

Shower Room

Shower quadrant with adjustable shower head and mixer-tap, pedestal wash hand basin with mixer-tap, low level WC, heated towel rail, wall-mounted electric heater, extractor fan, tiled walls and emergency pull-cord.

Communal Gardens

The communal garden areas can be found to the front, rear and side of the property which are mainly laid to lawn with various trees and shrubs, paved seating areas, paved pathways and gated access to the pathway leading to the local shopping parade and supermarket.



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Victoria Gardens, Highwoods Colchester

- Two Bedrooms
- Over 55's Bungalow
- Modern Shower Room
- Attractive Communal Gardens
- Off Road Parking

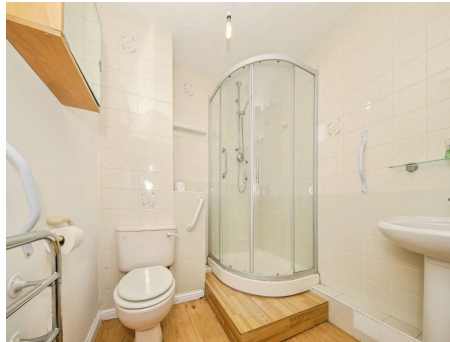
Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1946.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSJ110013 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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