



Caracalla Way, Highwoods, Colchester, CO4 9XZ

welcome to

Caracalla Way, Highwoods, Colchester

Offered with NO ONWARD CHAIN this charming END-TERRACE HOUSE is well-presented throughout making the PERFECT HOME FOR GROWING FAMILIES. Situated in a POPULAR AREA the property is ideal for LOCAL SCHOOLS, various shops, HIGHWOODS COUNTRY PARK and the A12/A120.



Entrance

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

Entrance Hall

Double glazed window to the front aspect, radiator with decorative cover, laminate flooring, stairs rising to the first floor and doors leading to;

Living Room

Double glazed window to the front aspect, built-in understairs cupboard, radiator, laminate flooring and double glazed French doors leading to:

Conservatory

Double glazed French doors to the side opening onto the rear garden, double glazed windows to the rear and side aspects, overhead fan/light fitting and laminate flooring.

Kitchen / Dining Room

Double glazed windows to the front and rear aspects, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers (housing the Worcester boiler), built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and dishwasher, radiator, part tiled flooring and part laminate flooring.

Cloakroom

Low level WC, corner sink, tiled splashbacks, radiator, extractor fan and laminate flooring.

First Floor Landing

Double glazed window to the rear aspect, access to the loft (boarded and insulated), radiator and doors leading to;



Bedroom One

Double glazed window to the rear aspect, built-in cupboard, radiator, inset spotlights and a door leading to:

En-Suite Shower Room

Obscure double glazed window to the front aspect, shower cubicle with adjustable shower head and mixer-tap, pedestal wash hand basin with mixer-tap, radiator, shaver point/light fitting, extractor fan, tiled walls and tiled flooring.

Bedroom Two

Double glazed window to the rear aspect and a radiator.

Bedroom Three

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Obscure double glazed window to the front aspect, enclosed panel bath with adjustable shower head and mixer-tap, pedestal wash hand basin with mixer-tap, low level WC, radiator, shaver point/light fitting, extractor fan, inset spotlights, tiled walls and tiled flooring.

Rear Garden

The rear garden is partly block paved with an artificial lawned area and shingled area, a paved path leading to the rear, various plants and shrubs, external tap, external lighting and further access via the side gate.

Garage

Electric roller door to the front, obscure double glazed side door and power/lighting connected.

Parking

The parking space can be found to the side of the property directly in front of the garage providing off road parking.



check out more properties at williamhbrown.co.uk

welcome to

Caracalla Way, Highwoods Colchester

- Three Bedrooms
- End-Terrace Family House
- Kitchen/Dining Room
- En-Suite to the Master
- Conservatory

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: D

£350,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
CSJ108540 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk