



**Brockenhurst Court, Redwood Close, Colchester, CO4 3PL**

**welcome to**

**Brockenhurst Court, Redwood Close, Colchester**

Offered with NO ONWARD CHAIN this SEMI-DETACHED HOUSE requires some modernisation with the potential to make the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a POPULAR RESIDENTIAL LOCATION the property is convenient for VARIOUS SHOPS, local schools, bus services and the A12/A120.



### **Entrance**

The property is entered via the side door leading to:

### **Lounge / Dining Room**

Double glazed French doors opening onto the rear garden, vertical designer radiator, wooden flooring, stairs rising to the first floor and a doorway leading to:

### **Kitchen**

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer-tap inset to the worktop, wall and floor mounted cupboards and drawers, built-in Neff electric oven with four-ring gas hob and cooker hood over, built-in understairs cupboard, inset spotlights and wooden flooring.

### **First Floor Landing**

Access to the loft, built-in cupboard, vertical designer radiator (incorporating mirror feature), inset spotlights and doors leading to;

### **Bedroom One**

Double glazed window to the rear aspect and a hospital style radiator.

### **Bedroom Two**

Double glazed window to the rear aspect and a hospital style radiator.

### **Bathroom**

Obscure double glazed window to the side aspect, free-standing bath with mixer-tap, pedestal wash hand basin with mixer-tap, low level WC, hospital style radiator, inset spotlights, part tongue-and-groove clad walls, and wooden flooring.

### **Rear Garden**

The rear garden is mainly laid to lawn with a paved patio area, external tap and further access via the front gate and side path.

### **Parking**

The parking area can be found to the side of the property providing off road parking for two vehicles.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Brockenhurst Court Redwood Close, Colchester

- Two Bedrooms
- Semi-Detached House
- Lounge/Dining Room
- First Floor Bathroom
- Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £160,000



Please note the marker reflects the  
postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
CSJ110027 - 0002

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](mailto:ColchesterStJohns@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)