



Grassmere, Highwoods, Colchester, CO4 9UG

welcome to

Grassmere, Highwoods, Colchester

Offered with NO ONWARD CHAIN this charming ONE BEDROOM CLUSTER HOUSE is well-presented throughout making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER CUL-DE-SAC off Hanbury Gardens the property is ideal for VARIOUS SHOPS, local schools, HIGHWOODS COUNTRY PARK and the A12/A120.



Entrance

The property is entered via the side door with obscure double glazed inset leading to:

Lounge / Dining Room

Dual aspect with double glazed windows to the side and rear aspects, wall-mounted Kyros electric heater, wall-mounted Unidare electric heater, laminate flooring, spiral staircase 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, tiled splashbacks, wall and floor mounted cupboards and drawer, electric cooker point, plumbing for a washing machine, wall-mounted Dimplex electric heater and tiled flooring.

First Floor Landing

Wall-mounted Kyros electric heater, laminate flooring, door to the bathroom and a sliding door leading to:

Bedroom

Dual aspect with double glazed windows to the side and rear aspects, access to the loft, built-in wardrobe, built-in airing cupboard (housing the water tank with shelving), wall-mounted Unidare electric heater and laminate flooring.

Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with mixer-tap and Redring electric shower, pedestal wash hand basin with mixer-tap, low level WC, wall-mounted Dimplex electric heater, part tiled walls and tiled flooring.

Rear Garden

The private rear garden is accessed via the side gate and is mainly block paved with a wooden shed and external tap.

Side Garden

The side garden is laid to lawn with a built-in cupboard (housing the electric meter).

Garage

The garage can be found to the side of the property with an up-and-over door to the front and power/lighting connected.

Parking

The driveway can be found to the side of the property providing off road parking for a number of vehicles.



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welcome to

Grassmere, Highwoods Colchester

- One Bedroom
- Modern Cluster House
- Lounge/Dining Room
- First Floor Bathroom
- Attractive Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CSJ110001 - 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.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



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



williamhbrown.co.uk