

**Havering Close, Colchester  
CO4 0AU  
£175,000 Leasehold**

**Town & Country**  
residential sales and lettings



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- **SOUTH FACING PRIVATE REAR GARDEN**
- **TWO DOUBLE BEDROOMS**
- **SPACIOUS FIRST FLOOR MAISONETTE**
- **ALLOCATED PARKING SPACE**
- **EASY ACCESS TO HIGHWOODS COUNTRY PARK**
- **GAS CENTRAL HEATING**
- **DOUBLE GLAZING**
- **CUL-DE-SAC LOCATION**
- **A12 LINK JUST MINUTES DRIVE**
- **IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY**

#### **TWO DOUBLE BEDROOM MAISONETTE with PRIVATE SOUTH FACING REAR GARDEN.**

A well-presented first floor spacious maisonette which is positioned off the Ipswich Road within close distance of local amenities and Highwoods Country Park

The property benefits from **TWO WELL PROPORTIONED BEDROOMS** with modern fitted kitchen and bathroom with the added benefit of allocated parking space.

Benefiting from Gas Central Heating and Double Glazing and Ideal Investment or First-Time purchase.

To secure your viewing please contact Town and Country Residential on 01206 302288



**The accommodation with approximate room sizes are as follows:**

#### ENTRANCE HALL

Half obscure double glazed entrance door, fitted carpet, textured ceiling, stairs to First Floor Landing.

#### FIRST FLOOR LANDING

Double Glazed window to side aspect, fitted carpet, textured ceiling, radiator. Loft access with ladder and light.

#### LOUNGE/DINER

16' 8" x 11' 3" (5.08m x 3.43m)

Double glazed window to rear aspect, fitted carpet, smooth ceiling, fireplace and surround inset multi fuel burner.

#### KITCHEN

9' 6" x 8' 5" (2.89m x 2.56m)

Modern kitchen comprising of fitted base, drawer and eye level units with work surface inset sink and drainer unit. Space for electric cooker with extractor over. Space and plumbing for washing machine, space for fridge and freezer. Double glazed window to rear aspect, tiled flooring, smooth ceiling, radiator.

#### MASTER BEDROOM

14' 11" x 8' 10" (4.54m x 2.69m)

Double glazed window to front aspect, fitted carpet, smooth ceiling, radiator.

#### BEDROOM TWO

11' 11" x 9' 0" (3.63m x 2.74m)

Double glazed window to front aspect, fitted carpet, smooth ceiling. Cupboard housing wall mounted Worcester boiler.

## SHOWER ROOM

5' 7" x 5' 3" (1.70m x 1.60m)

Vanity sink unit and separate shower cubicle with mains shower. Obscure double glazed window to side aspect, tiled flooring, fully tiled walls, heated towel rail.

## SEPARATE W.C

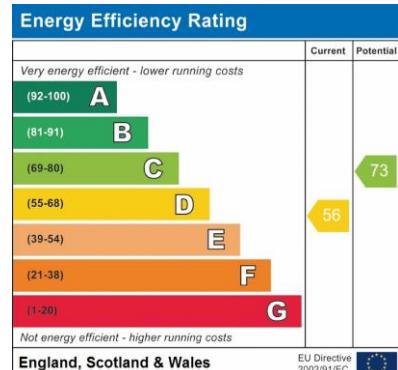
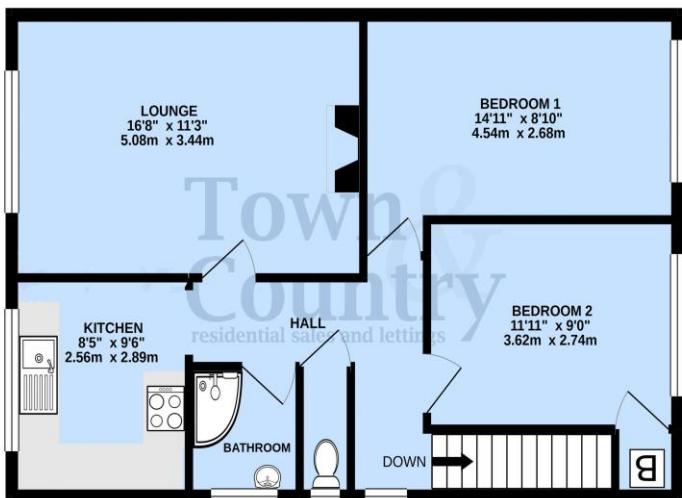
Obscure double-glazed window to side aspect, low level WC, vinyl flooring, smooth ceiling, radiator.

## PRIVATE REAR GARDEN

Enclosed private rear south facing garden commencing with paved area. Raised flower beds with shingle paths, timber shed, green house and log store.

## PARKING

Allocated parking space at rear of property.



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.

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