



Chinook, Colchester, CO4 9XT

Asking price £250,000

Offered for sale with NO ONWARD CHAIN, this well presented two bedroom family home is available and would suit buyers wishing to pursue a speedy exchange of contracts and completion. The property is located within a small Cul-De-Sac off of Chinook with only a handful of other properties. The house affords a nicely enclosed rear garden and separate car port. Highwoods residential development is located to the North of Colchester and affords good access to local primary and secondary schooling, shopping facilities, the A12, Highwoods Country Park as well as buses into Colchester City Centre.

Double glazed entrance door to:

Reception hall with further door leading into:

Lounge:

10'6" x 10'6" (3.22 x 3.22)



Double glazed window to front, built in storage heater with integrated convector heater, double glazed window to side, stairs ascending to first floor, door to:

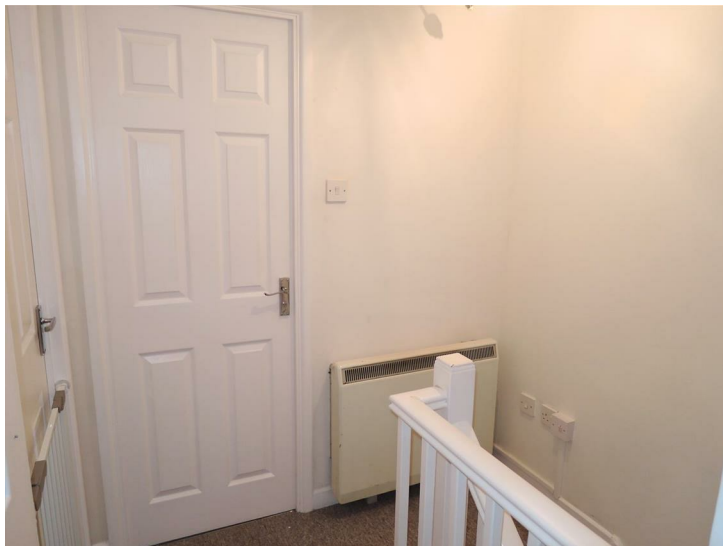
Kitchen:

13'4" x 8'2" (4.08 x 2.51)



Comprising worksurfaces with cupboards and drawers under and matching eye level units, inset single bowl stainless steel sink unit with mixer tap, tiled splashbacks, tiled floor, large under stairs storage cupboard, double glazed window to rear and double glazed door leading onto the garden, storage heater with built in convector heater.

First Floor landing:



Access to loft space, built in airing cupboard housing lagged copper cylinder with immersion heater, storage heater, doors to:

Bedroom One:

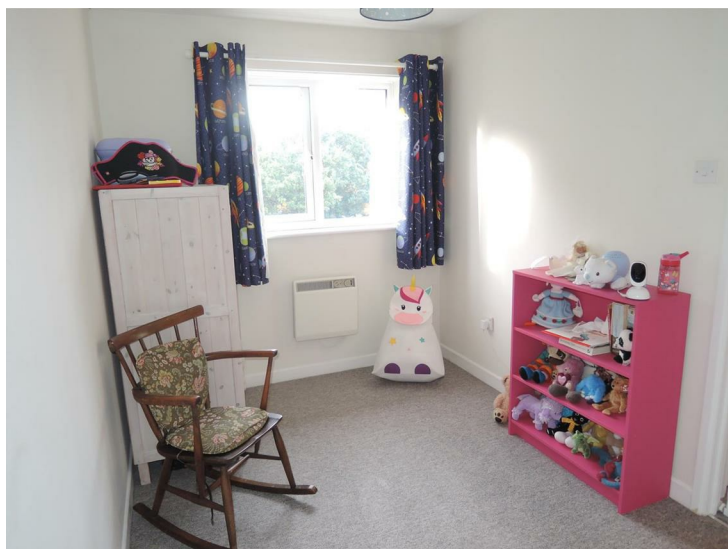
13'4" x 11'0" (4.08 x 3.36)



Two double glazed windows to front, wall mounted electric heater.

Bedroom Two:

12'0" x 7'1" (3.68 x 2.17)



Double glazed window to rear, wall mounted electric heater.

Bathroom:

6'7" x 6'0" (2.03 x 1.83)



Coloured three piece bathroom suite comprising of a panelled bath with mixer tap and shower over with thermostatic mixer valve, pedestal wash hand basin, low level flush W.C. tiling to walls, wall mounted fan heater, double glazed window to rear.

Rear Garden:



The rear garden measures approximately 30' in length and extends in an 'L' shape behind the car port. Being mainly laid to lawn with wooden fence panelling surround, gated access to the side and patio area.

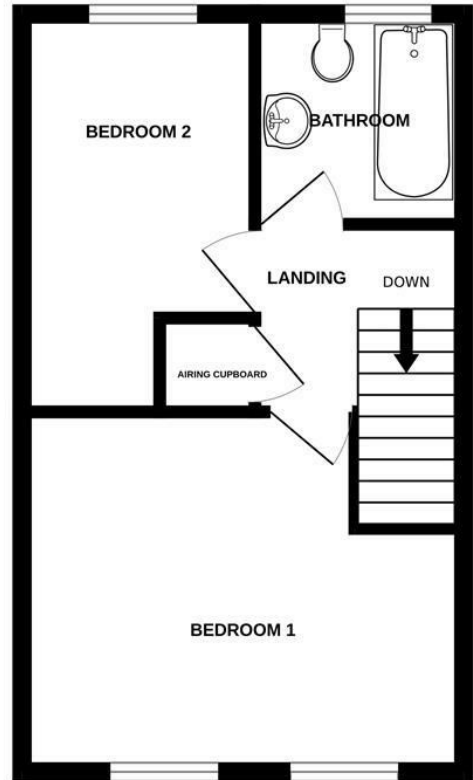
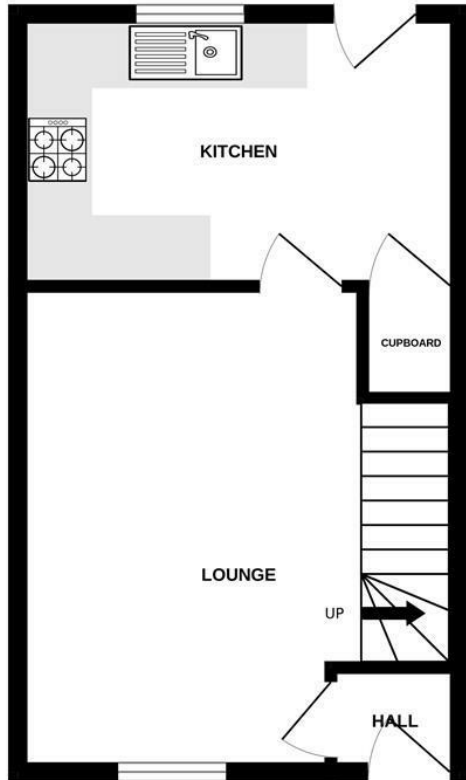
Carport:

To the rear of the property is a brick built car port with pitched roof providing undercover parking for one vehicle. immediately in front of the carport there is the ability to park additional vehicles.

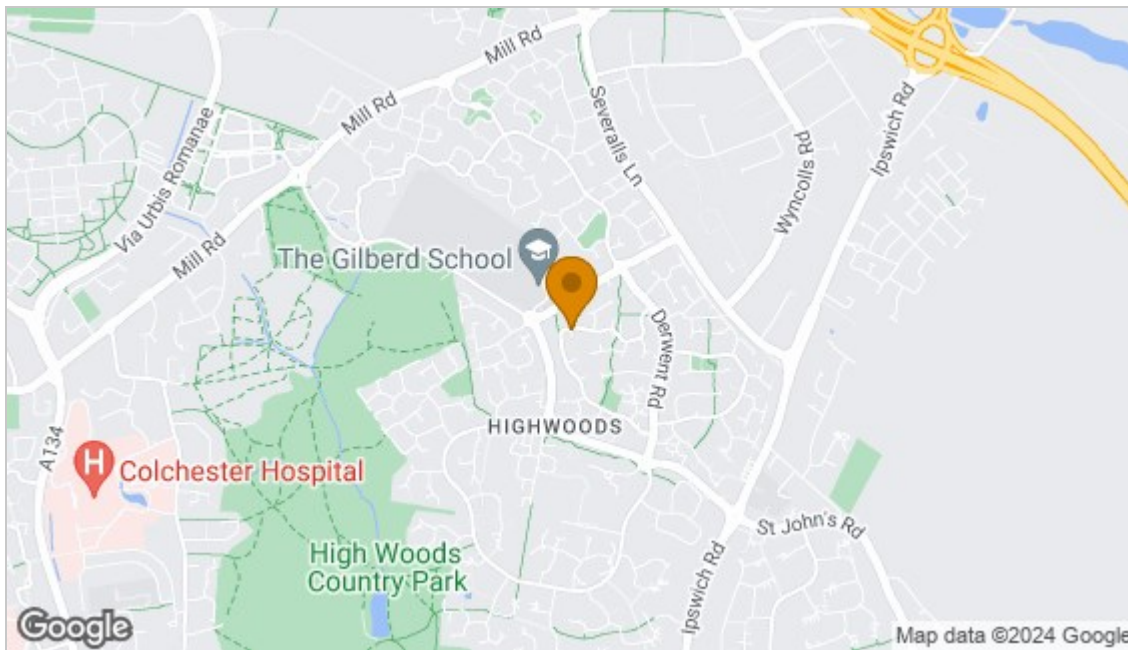
Disclaimer:

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Council Tax Band 'B'



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
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