



HUNTERS RIDGE, HIGHWOODS, COLCHESTER, CO4

ASKING PRICE OF £255,000





We are delighted to offer for Sale a two bedroom mid-terraced house, situated on the North side of the City Centre in Highwoods located to local amenities and A12. The property comprises of two double bedrooms, lounge, kitchen/diner and bathroom and a large rear garden. further benefitting from having Gas Central heating throughout. An early viewing is advised to appreciate the property to offer.

ENTRANCE HALL

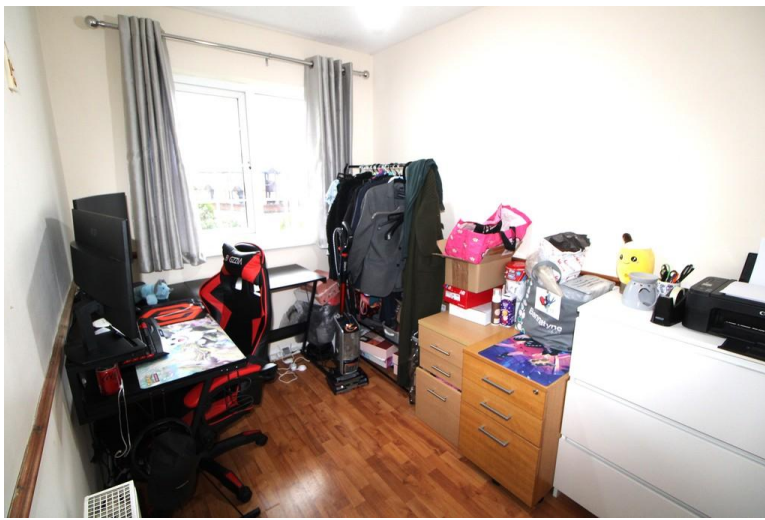
Double glazed door into.

LIVING ROOM

13' 4" x 10' 0" (4.06m x 3.05m) UPVC double glazed bay window to the front, under stairs cupboard, wood flooring, 1 x radiator, door to kitchen/diner.

KITCHEN/DINER

13' 1" x 9' 0" (3.99m x 2.74m) UPVC double glazed window to the rear, patio doors leading to rear garden, eye level and base units with over worktop, inset stainless steel sink, extractor fan, integrated gas hob/ oven, space for washing machine and fridge/ freezer, wood flooring, 1 x radiator.



STAIRS

Stairs to first floor, airing cupboard, loft access.

BEDROOM ONE

13' 1" x 9' 6" (3.99m x 2.9m) UPVC double glazed windows to the rear, built in double wardrobe's, fitted carpet , 1 x radiator.

BEDROOM TWO

10' 3" x 6' 8" (3.12m x 2.03m) UPVC double glazed window to rear, wood flooring, 1 x radiator.

BATHROOM

UPVC double glazed window to the rear, bath, electric shower, low level wc, hand wash basin, towel rail, vinyl flooring.



GARDEN

Large rear enclosed garden laid to lawn.

PARKING

Off road parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		