



Thistledown, Highwoods, Colchester, CO4 9UH

Price £400,000

GUIDE PRICE £400,000 to £415,000. NO ONWARD CHAIN. THREE BEDROOM DETACHED BUNGALOW WITH GARAGE and driveway, situated off of Eastwood Drive, close to the country park and within walking distance of Tesco, local shops and doctors. The property comprises of a spacious living room with patio doors to the garden, which is enclosed with a timber summer house. There is a brand new fitted kitchen with built-in oven and hob open plan to a dining area. The principle bedroom has an ensuite shower room plus there is a family shower room with a large walk-in shower. There are two further bedrooms, an entrance porch and a good size hallway with access to a large loft with the possibility of adapting to living accommodation (subject to planning). Gas central heating and double glazing.

Entrance Porch

5'2" x 4'7" (1.59 x 1.41)

Glazed front door, radiator, door to hallway

Hallway

18'7" x 3'11" (5.68 x 1.21)



Cupboard, airing cupboard, radiator, wall thermostat, access to spacious loft space which is partly boarded, has power and light connected and offers the possibility of extending upwards (subject to planning and building regulations),

Living Room

20'0" max x 14'3" max (6.10 max x 4.36 max)



Sliding double glazed patio doors and window to the rear, two radiators

Kitchen/ Diner

14'0" x 8'2" (4.28 x 2.51)



Wooden double glazed window to front, newly fitted kitchen comprising of wall and floor mounted units, stainless steel sink unit with one and a half bowl and mixer taps, rolltop granite coloured work surfaces, electric ceramic hob, Bosch built in oven and new microwave, wall mounted gas boiler, heating control, radiator, door leading to rear garden

Bed One

14'3" max x 10'11" (4.36 max x 3.35)



Built in double wardrobes, built in dressing table with drawers, wooden double glazed window to rear, radiator

En - Suite

5'10" x 5'10" (1.80 x 1.78)



Corner shower unit, low level WC, wash hand basin, radiator

Bed Two

10'7" x 10'6" (3.25 x 3.22)



Wooden double glazed window to front, radiator

Shower Room

6'5" x 5'9" (1.98 x 1.76)



Double walk-in shower unit with shower over, Tiled vanity wash hand basin, low level WC, wooden double glazed window to side, heated chrome towel rail

Bed Three

8'8" x 7'6" (2.65 x 2.29)



Wooden double glazed window to front, Radiator

Garage

17'2" x 8'2" (5.25 x 2.50)



Work bench, storage above, power and light connected.

Garden



The rear garden is laid to lawn with shrubs, timber summer house, all enclosed by panel fencing.

Material Information:

Colchester City Council
Council Tax Band 'E'

The property had subsidence, the damage was a result of root induced clay shrinkage which was caused by vegetation. Remedial work has been carried out and was completed in 2024 via an insurance claim and a certificate of structural adequacy issued. We would recommend interested party make any necessary enquires through their legal representative and surveyor.

No onward Chain sale

Standard brick faced construction with tiled roof.

Mains electricity, gas, water and drainage / sewerage are all connected.

Broadband speeds: 15 - 1000 Mbps

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

We believe normal mobile phone coverage is available but please check with your supplier.

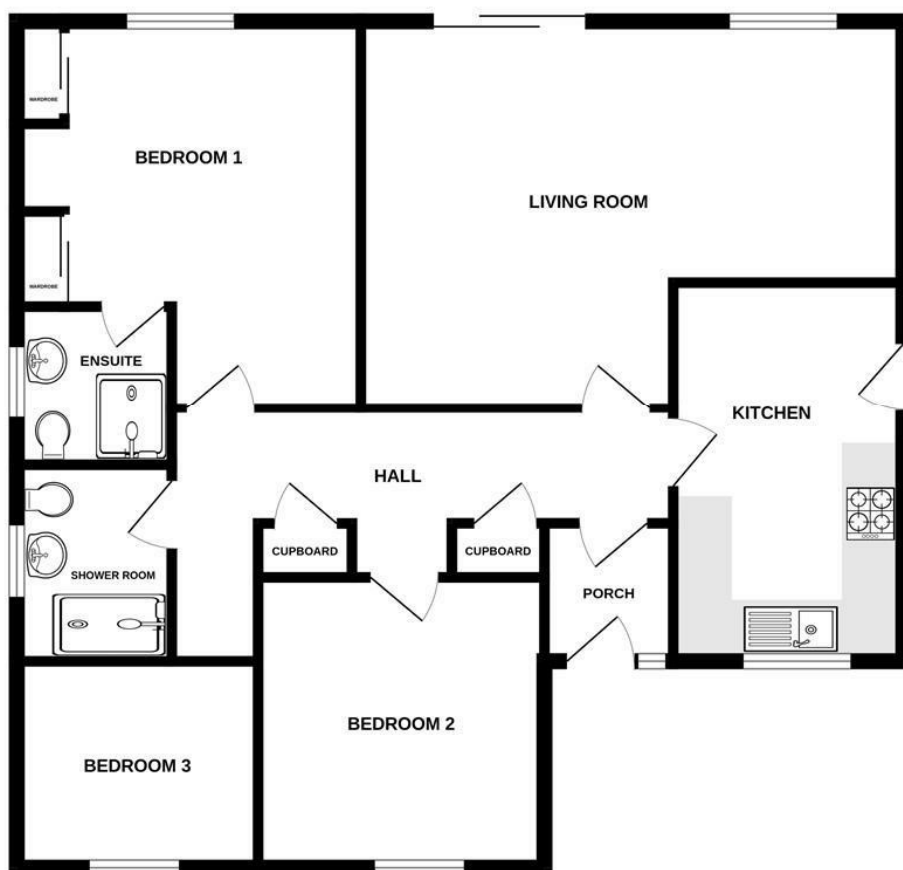
AML Legislation

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

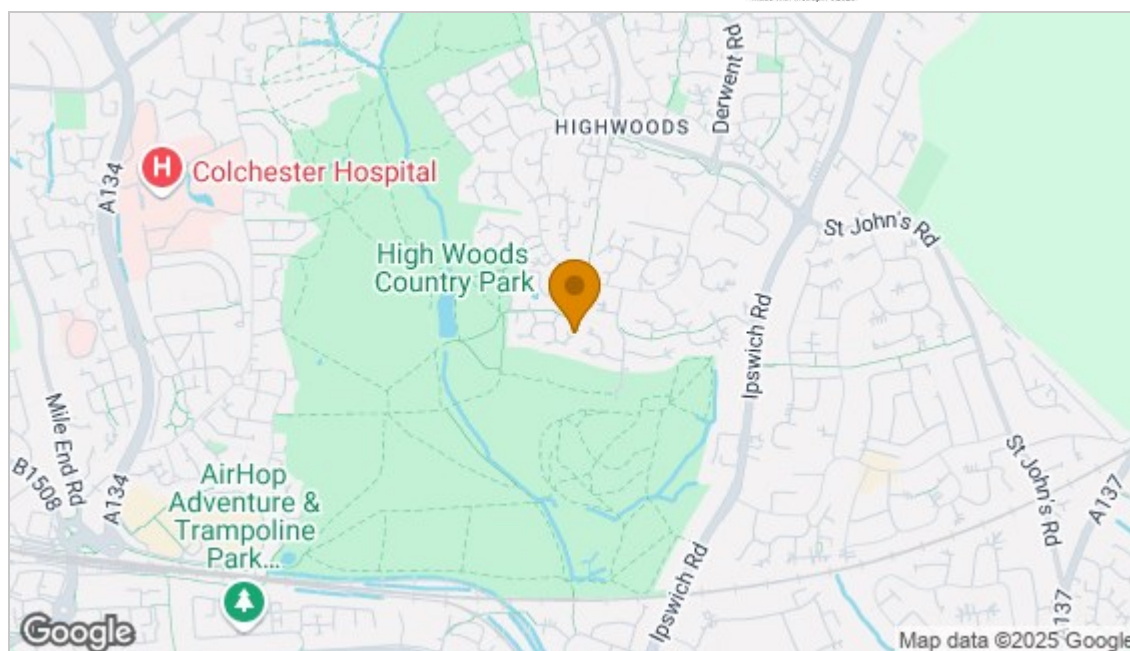
Disclaimer:

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.

GROUND FLOOR



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		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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