



Aldeburgh Gardens, Highwoods, CO4 9XR

Guide price £270,000

GUIDE PRICE £270,000 to £290,000. TWO DOUBLE BEDROOM HOUSE IN QUIET CUL-DE-SAC off of Eastwood Drive with driveway parking for two cars and an enclosed garden. There is a good size sitting room, a kitchen/dining room, conservatory and shower room with walk in shower cubicle. The property can be sold with vacant possession, However, it can also be offered with tenants in residence. There are reliable, long standing tenants in residence who are happy to stay on. The current tenancy is at £950.00 PCM on a fixed term until 04/09/2025. A rent guarantee is available if the purchaser continues with property management with Gallant Richardson. NO ONWARD CHAIN

Living Room

15'3" max x 13'3" max (4.65 max x 4.04 max)



UPVC double glazed bay window to the front, two radiators, stairs leading to first floor

Conservatory

10'3" x 8'2" (3.13 x 2.51)



UPVC double glazed window to two sides, door to garden, laminated wooden flooring

Kitchen / Dining Room

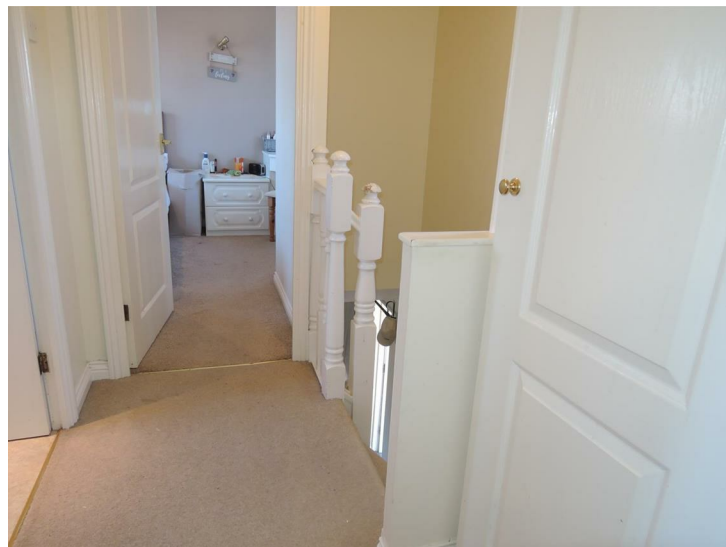
12'5" x 9'11" (3.79 x 3.04)



UPVC double glazed window to the front and door to rear garden. Fitted with a range of floor and wall mounted units and roll top work surfaces with inset Melamine one and a half bowl sink unit with mixer taps over. Wall mounted gas boiler. Built-in pantry cupboard. Free standing electric cooker, to remain, with extractor hood over, plumbing and space for a washing machine.

Landing

6'7" x 3'9" (2.01 x 1.16)



Built in airing cupboard housing lagged hot water cylinder with slatted shelving above

Bedroom One

13'3" mx x 10'4" (4.06 mx x 3.15)



UPVC double glazed windows to both the front and rear, radiator, range of fitted wardrobes, drawers and dressing table

Bedroom Two

13'3" x 7'8" (4.05 x 2.34)



UPVC double glazed windows to both the front and rear, radiator

Shower Room

6'6" x 6'5" (1.99 x 1.98)



UPVC double glazed window to the front, tiled shower cubicle with glass door, pedestal wash basin and low level WC, radiator

Rear Garden

32 (9.75m)



Fully enclosed rear garden, mostly laid to lawn with flower and shrub borders and patio area adjacent to the house, timber shed

Outside Front



To the front the property is set back from the road by a hard-standing driveway providing off street parking for 2 vehicles.

Material Information

Colchester City Council
Council Tax Band C

Freehold

No onward Chain sale

Standard brick faced construction with tiled roof.

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

Broadband speeds: 5 to 1000 MPS

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

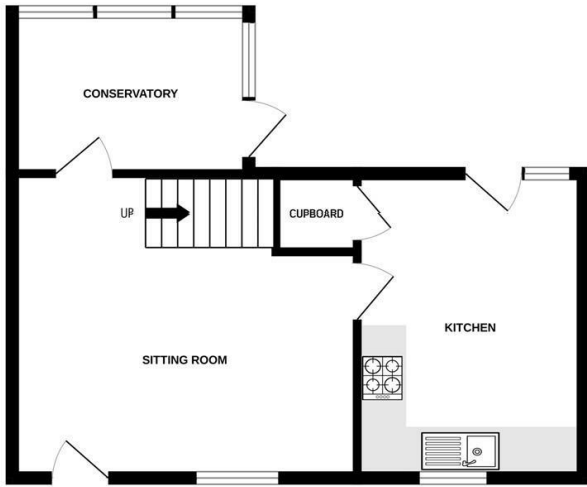
TENANCY

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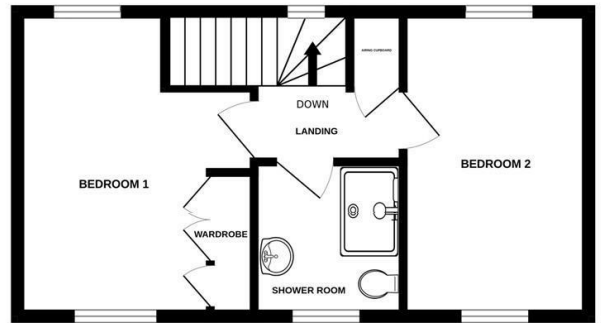
Disclaimer

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.

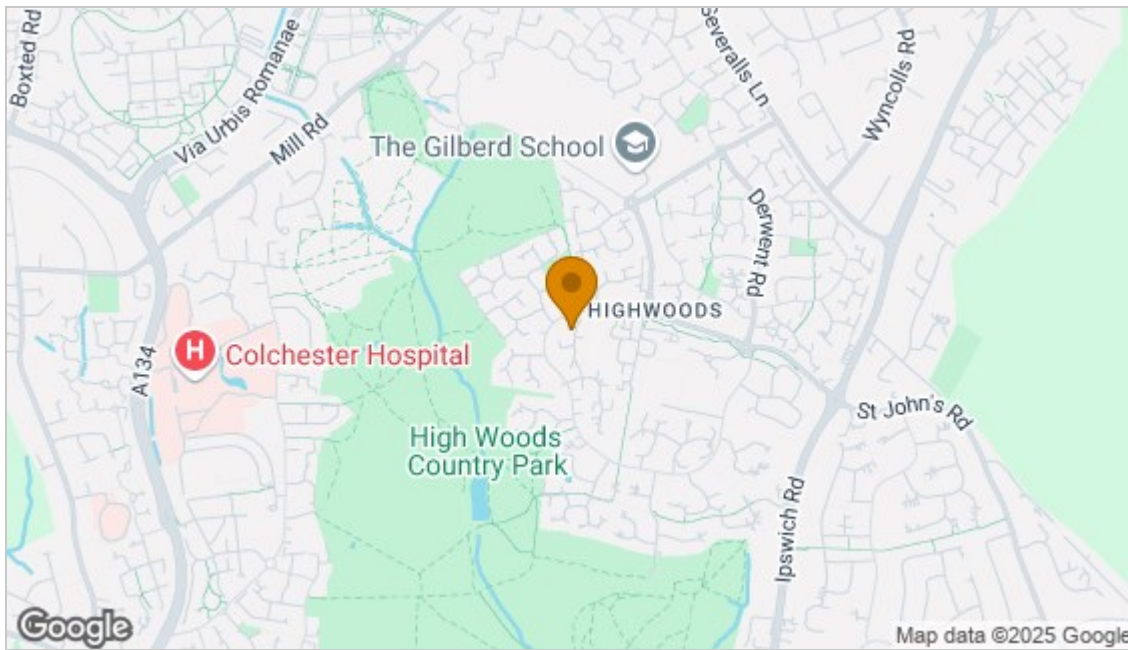
GROUND FLOOR



1ST 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			88
(81-91) B			
(69-80) C		65	
(55-68) D			
(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			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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