



- ****INVESTMENT PURCHASE ONLY****
- A Deceptively Spacious Two Bedroom Semi-Detached Family Home
- Favourable North Colchester Position
- Close To An Array Of Excellent Amenities & Schooling
- Two Generous Bedrooms
- Modern First Floor Family Bathroom Suite
- High Gloss Grey Tone Kitchen With Tiled Splashbacks
- Large Living Room
- Private & Enclosed Rear Garden
- Benefiting From Two Allocated Parking Spaces
- Viewings Welcomed!

59 Berkley Close, Highwoods, Colchester, Essex. CO4 9RZ.

****INVESTMENT PURCHASE ONLY - CURRENTLY LET WITH THE SITTING TENNANT PAYING £850.00P PCM**** If you are looking for your next investment, then look no further than this excellent example of a two bedroom semi-detached home, positioned favourably to the North of Colchester and within striking distance of Highwoods Square, home to; Tesco Extra Superstore, doctors/dentist surgery, post office and served by a well connected bus network to Colchester's vibrant and historic city centre.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, inset storage, door to:

Living/Dining Room



15' 10" x 11' 10" (4.83m x 3.61m) Window to rear aspect, garden doors to rear aspect, radiator, large under-stairs storage cupboard, radiator, access to:

Kitchen



9' 9" x 5' 10" (2.97m x 1.78m) A modern fitted kitchen comprising of; a range of base and eye level fitted units with work surfaces over, drawers under, inset electric oven and hob with extractor fan over, space for washing machine/fridge/freezer & further appliances, inset sink, drainer and tap over, window to rear aspect

Double glazed window to rear, work-surfaces with cupboards under, wall mounted cupboards over, oven, four ring electric hob, space for washing machine and fridge/freezer and stainless steel sink and tap.

First Floor

Landing

Stairs to ground floor, doors to:

Master Bedroom



10' 7" x 8' 10" (3.23m x 2.69m) Window to rear aspect, radiator, inset storage cupboard

Bedroom Two



8' 3" x 7' 7" (2.51m x 2.31m) Window to rear aspect, radiator

Property Details.

Bathroom



Window to front, panelled bath with shower over, low level WC, vanity wash hand basin with mixer tap and cupboards under, heated towel rail, fully tiled.

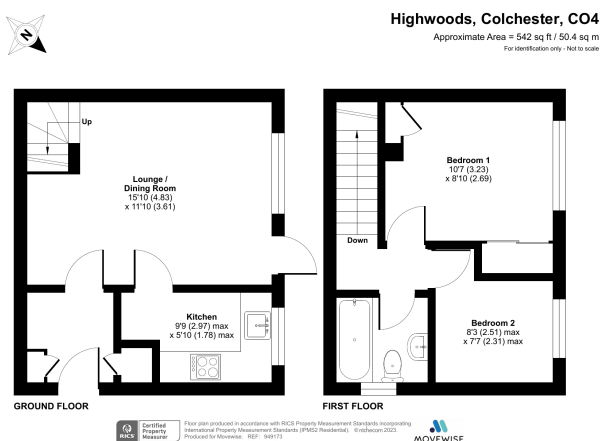
Garden, Outside & Parking



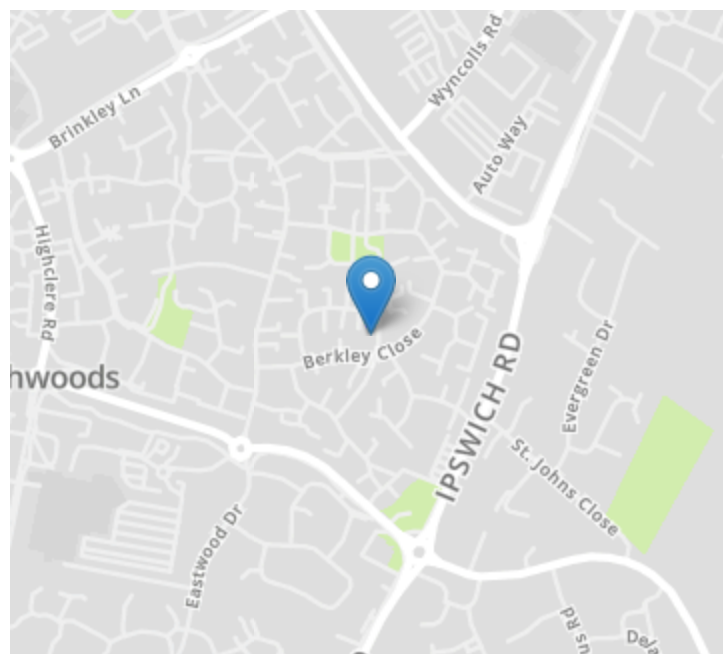
Outside, the property is further enhanced by a private and enclosed rear garden. The garden commences with a large patio area, presenting itself as the ideal place for an outdoor dining table and chairs, with the remainder of the garden predominately laid to lawn. There is an array of mature hedges and shrubs featured throughout, as well as the added benefit of secure gated side access. Completing the property is also the luxury of two allocated parking spaces.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.