



- GUIDE PRICE £240,000 - £250,000
- Exceptionally Well Presented Starter Home
- Recently Refurbished Throughout To A High Specification
- Two Bedrooms With Built In Storage
- Contemporary Kitchen/Breakfast Room
- Modern Three Piece Bathroom Suite
- Low Maintenance Rear Garden With Side Access
- Driveway Providing Off Road Parking

**3 California Close, Colchester, Essex.  
CO4 9SG.**

GUIDE PRICE £240,000 - £250,000

Offered in impeccable condition having undergone a full refurbishment by the current owners is this ideal two bedroom starter home located to the North of Colchester in Highwoods with excellent access to the A12, Colchester Severalls Business Park and various other local amenities. Presented to the highest of standards and offered with modern fittings throughout this home is ideal for a first time buyer and is a real turn key home.



# Property Details.

## Ground Floor

### Entrance Porch

With UPVC door to front and door to lounge.

### Lounge



14' 08" x 12' 83" (4.47m x 5.77m) With UPVC double glazed window to front, radiator, spotlights, TV & Ethernet point, Kaindl Flooring, stairs rising to first floor and door to kitchen/breakfast room.

## Kitchen/Breakfast Room



12' 83" x 10' 32" (5.77m x 3.86m) A modern kitchen offering UPVC double glazed window and door to rear, Kaindl flooring, Spotlights, contemporary matching eye level and base units with worktop and tiled upstands over, LED lighting, inset sink and drainer, integrated slimline dishwasher and fridge/freezer, Induction hob with extractor hood over and electric oven, breakfast bar and larder cupboard.

## First Floor

### Landing

With loft access and doors to.

# Property Details.

## Bedroom One



12' 97" x 10' 10" (6.12m x 3.30m) With UPVC double glazed window to front, radiator, built in wardrobe and airing cupboard.

## Bedroom Two



10' 96" x 6' 85" (5.49m x 3.99m) With UPVC double glazed window to rear, radiator, built in wardrobe.

## Bathroom



With UPVC obscure double glazed window to side, modern bathroom suite offering a 'P' shape bath with rainfalls power shower over, close coupled WC, wash hand basin with touch screen LED mirror above.

## Outside

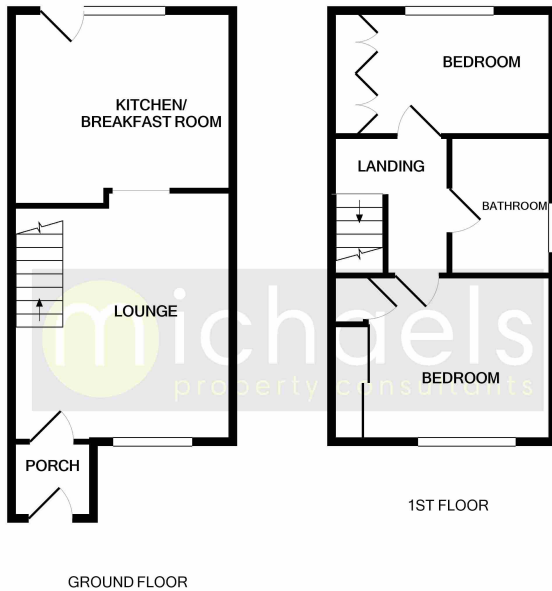
### Rear Garden & Parking



The low maintenance rear garden is enclosed by brick walling and panel fencing and offers side access, as well as a garden shed. The property also benefits from a driveway located to the rear offering two off road parking spaces. (There is currently an external storage unit available at a separate negotiation.)

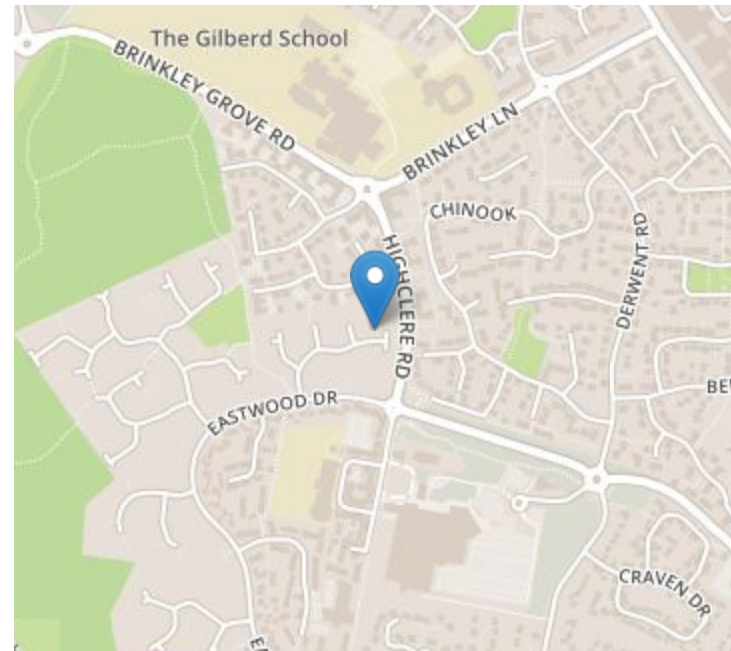
# Property Details.

## Floorplans

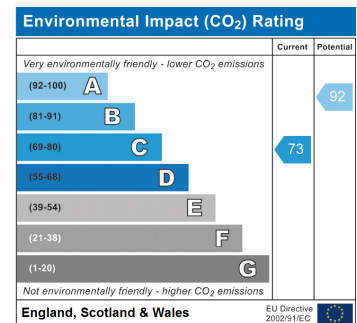
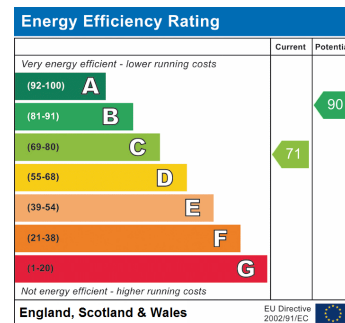


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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.