



- Excellent Starter Home
- Two Double Bedrooms
- Kitchen/Diner
- Refitted Bathroom
- Generous Gardens
- Garage And Ample Off Road Parking
- Viewing Highly Recommended

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

GUIDE PRICE £240,000 - £250,000

Located to the North of Colchester in Highwoods is this two double bedroom starter home with excellent access to the A12, Colchester Severalls Business Park and various other local amenities.



Property Details.

Ground Floor

Living Room



14' 2" x 12' 9" (4.32m x 3.89m) With UPVC double glazed window to front, radiator, stairs rising to first floor, TV point, door to;

Kitchen/Diner



12' 9" x 10' 4" (3.89m x 3.15m) With UPVC double glazed window to rear, single door to garden, radiator, a range of matching units with drawers and worktops over, inset sink and drainer, space for kitchen appliances.

First Floor

With doors to;

Bedroom One



12' 9" x 10' 1" (3.89m x 3.07m) With UPVC double glazed window to front, radiator, built in cupboard.

Bedroom Two



12' 9" x 6' 10" (3.89m x 2.08m) With UPVC double glazed window to rear, radiator, built in wardrobes.

Property Details.

Bathroom



Fully tiled bathroom suite with obscure UPVC double glazed window to side, radiator, close coupled WC, wash hand basin, bath with shower over.

Parking

In front of garage providing ample parking.

Outside

Rear Garden



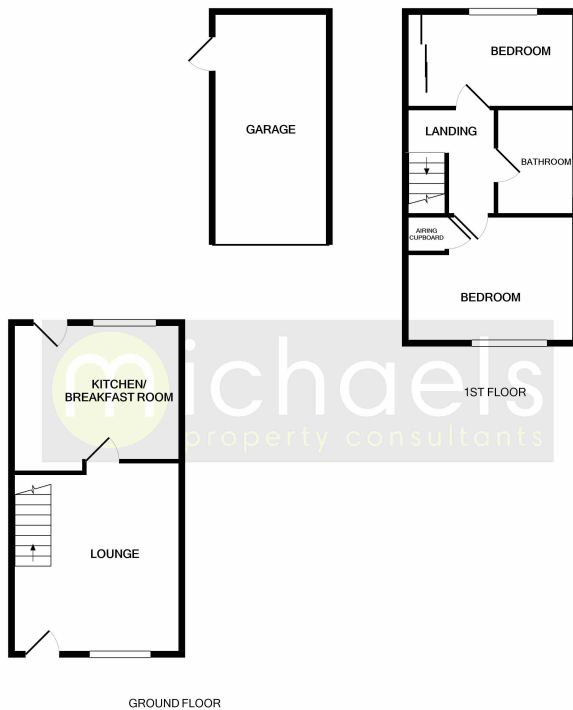
As previously mentioned this home benefits from the rarity of a good sized wrap around garden and offers a lawn area and a sizeable patio. Enclosed by fencing with gated side access.

Garage

17' 0" x 8' 11" (5.18m x 2.72m) With up and over door to front, power, door to side.

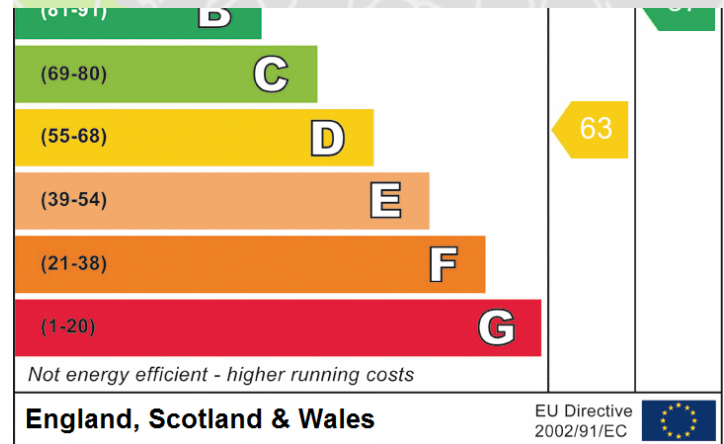
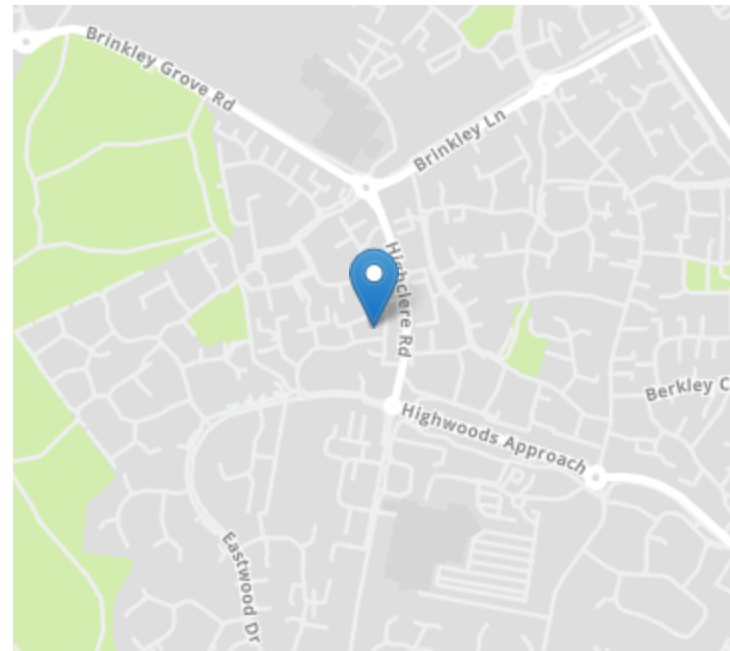
Property Details.

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



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.