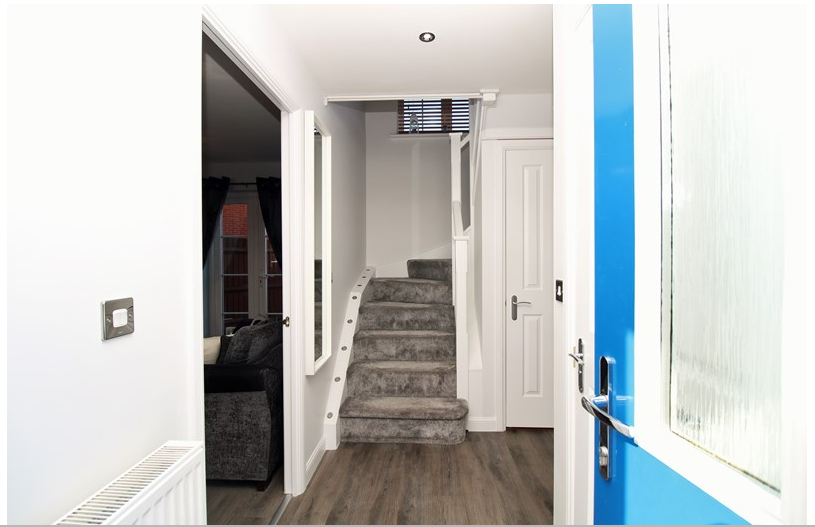




- Outstanding Two Bedroom Terraced Home
- Sought After Development Close To North Station & A12
- Excellent Order Throughout
- Ground Floor Cloakroom
- Spacious Dual Aspect Living Room
- Fabulous Kitchen/Diner
- Two Double Bedrooms
- Stylish Shower Room
- Double Garage

## 96 Gavin Way, Highwoods, Colchester, Essex. CO4 9FP.

Guide Price: £230,000 - £235,000. An outstanding two bedroom terraced property set in this highly popular district to the North of Colchester, within close proximity of the A12, North Station and General Hospital. The property is presented to the market in exceptional order and features an array of surprisingly spacious and stylish accommodation throughout, alongside the highly unusual benefit of a DOUBLE GARAGE to the rear. Internally you are greeted by an impressive reception hall which opens to a cloakroom, a spacious dual aspect living room and a fabulous open plan kitchen/diner. On the first floor there are two double bedrooms and a contemporary, fully tiled bathroom.



# Property Details.

## Ground Floor

### Entrance Hall

Amtico flooring, radiator, inset spotlights, staircase to first floor, UPVC window to front, doors to:

### Cloakroom

Tiled flooring, radiator, low level WC, pedestal hand wash basin, extractor fan.

### Living Room



14' 7" x 12' 6" (4.45m x 3.81m) Radiator, UPVC window to front, UPVC French doors to rear.

## Kitchen/Diner



14' 7" x 7' 8" (4.45m x 2.34m) Amtico flooring, radiator, range of stylish fitted base and eye level units with working surfaces to side and matching up-stands, built in electric double oven and induction hob with extractor hood above, built in fridge/freezer, built in dishwasher and washing machine, inset sink unit, inset spotlights, UPVC windows to front and rear.

## First Floor

### Landing

UPVC window to front, loft hatch, doors to:

### Bedroom One



13' 6" x 13' 0" (4.11m x 3.96m) Radiator, UPVC windows to front and rear, inset spotlights.

# Property Details.

## Bedroom Two



13' 7" x 8' 2" (4.14m x 2.49m) Radiator, UPVC windows to front and rear.

## Shower Room



Tiled flooring, fully tiled walls, low level WC, vanity hand wash basin, large walk in double shower cubicle with integrated shower, UPVC window to front, inset spotlights.

## Outside

To the front of the property there is a small garden enclosed by hedging, with a path leading towards the main entrance door.

## Rear Garden

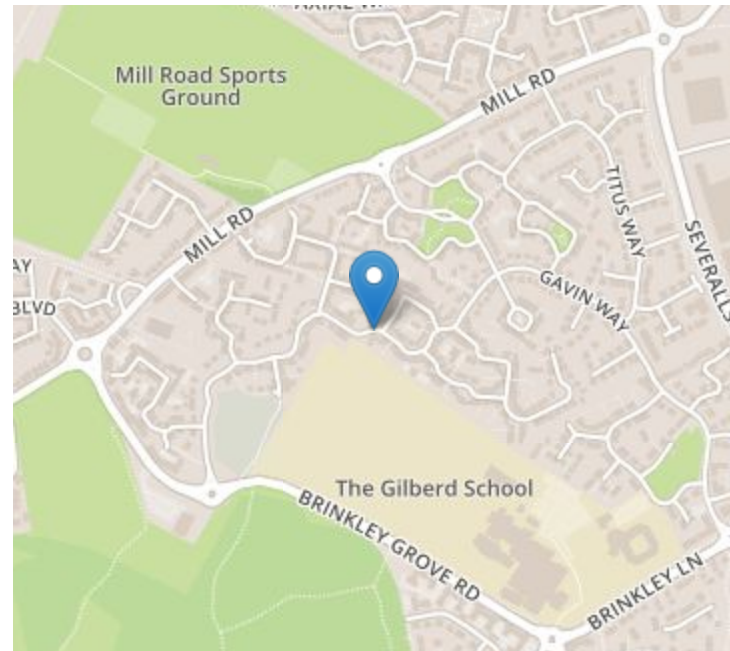


To the rear of the property there is an attractive garden featuring a paced sun patio, the remainder is laid to lawn and enclosed by panel fencing. From here a rear access gate opens to a resident's parking area, where a double garage can be found.

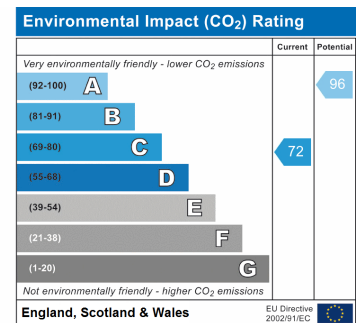
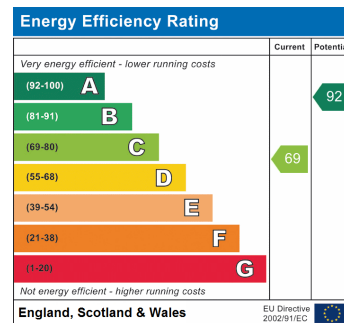
# Property Details.

## 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.