



- Beautifully Presented Throughout
- End Of Terrace House
- Modern Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Private Rear Garden
- Popular Highwoods Location
- Allocated Parking
- Close to A12 and Excellent Amenities
- Gilbert School Catchment
- Viewing Essential

### 35 Cleveland Close, Highwoods, Colchester, Essex. CO4 9RD.

Located in the heart of Highwoods to the North side of Colchester within close proximity to the A12, a wealth of amenities and the ever popular Gilbert secondary school is this recently renovated end of terrace home. Internally the property comprises of a spacious living room with newly laid flooring, kitchen/diner that has been fully updated within the last three years, two double bedrooms and newly fitted family bathroom. Externally there is a private and low maintenance rear garden and allocated parking. An ideal first time purchase and buy to let investment alike, early internal viewing is strongly advised.



Call to view 01206 576999



# Property Details.

## Ground Floor

### Living Room



15' 10" x 12' 4" (4.83m x 3.76m) Entrance door, double glazed window to front aspects, cupboard housing metres, stairs rising to first floor, T.V and phone points, radiator, wood effect flooring.

### Kitchen



12' 4" x 8' 10" (3.76m x 2.69m) Double glazed window to rear aspect, door leading to the rear garden, a range of wall and base units over an area of laminate work tops, inset sink and drainer unit, plumbing for a washing machine, space for appliances, part tiled walls, wood effect flooring, radiator.

## First Floor

### Landing

Double glazed window to side aspect, doors to leading to;

### Bedroom One



12' 3" x 8' 10" (3.73m x 2.69m) Double glazed window to front aspect, T.V point, radiator.

### Bedroom Two



12' 3" x 7' 4" (3.73m x 2.24m) Double glazed window to rear aspect, radiator.

# Property Details.

## Family Bathroom



Low level WC, wash hand basin, panel bath and mixer taps, shower over, part tiled walls, radiator, extractor fan.

## Garden & Parking

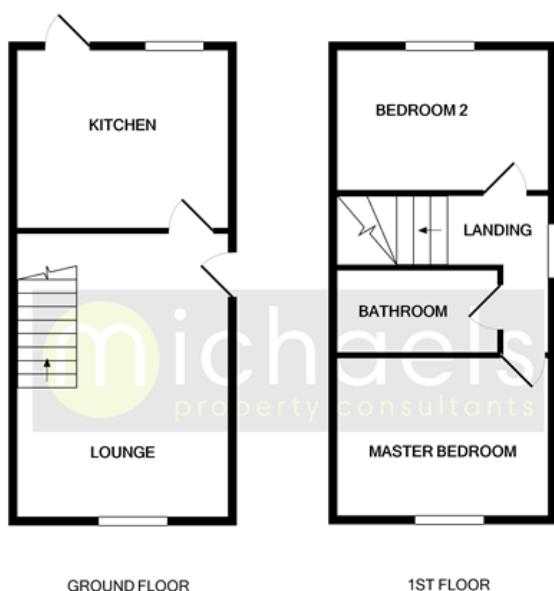


The rear garden predominately laid to lawn with a paved patio area, garden tap, enclosed by panel fencing, gated side access.

There is one allocated parking space and ample visitors parking on road.

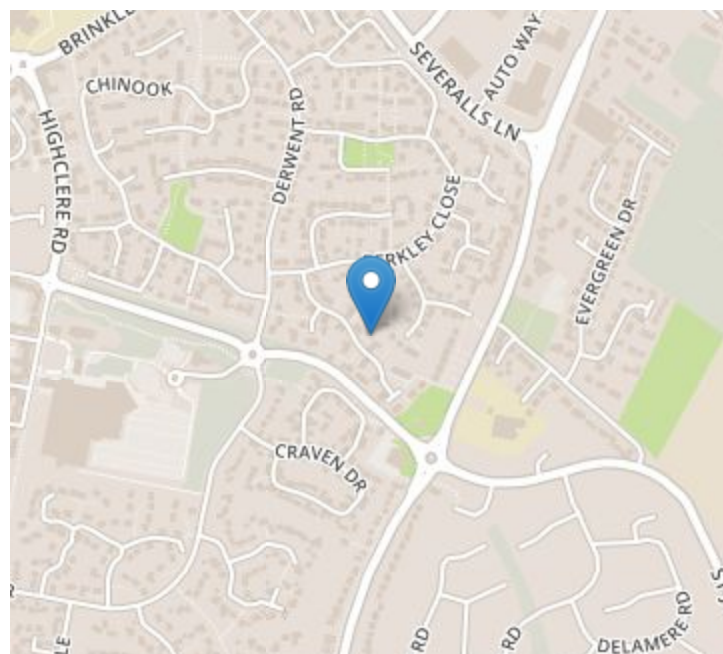
# Property Details.

## Floorplans

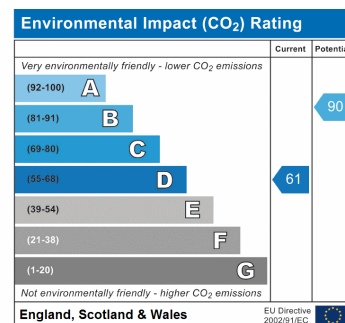
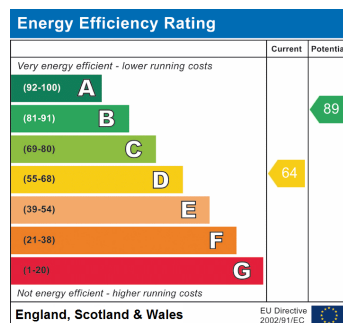


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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