



- An Excellent End Of Terrace Two Bedroom Family Home
- Favourable North Colchester Position
- Close To An Array Of Excellent Amenities & Choice Of Schooling
- Two Spacious Bedrooms
- Parking For Multiple Vehicles With An Adjacent Patch Of Land
- Open Plan Living Room/Dining Area
- Conservatory
- Generous Garden

30 Sioux Close, Highwoods, Colchester, Essex. CO4 9RP.

** Guide Price £260,000 to £270,000 ** Residing in a prime North Colchester position, lies this excellent example of a two bedroom end terrace home, within striking distance of The Gilbert Secondary School, Highwoods & Brinkley Grove Primary School, it makes the ideal family home. It is also within a stones throw of Highwoods Square, home to a Tesco Extra store, doctors, dentist and post office. It is also well served by a frequent bus service to Colchester's vibrant city centre. Presented in good order throughout, there is an array of spacious accommodation on offer.



Property Details.

Ground Floor

Hallway

Main door into hallway, storage cupboard, door leading into:

Kitchen



7' 5" x 7' 5" (2.26m x 2.26m) Full range of base and eye level units, cupboards and work surfaces, electric oven, gas hob, overhead extractor fan, space for a washing machine, space for fridge/freezer, spot lighting, UPVC window to front aspect.

Living Room/Dining Area



15' 10" x 12' 7" (4.83m x 3.84m) Wooden effect flooring, open spiral staircase, spot lighting, door to:

Conservatory



10' 5" x 8' 3" (3.17m x 2.51m) Fully double glazed, wooden effect flooring, entrance to the rear garden.

First Floor

Landing

Access to loft hatch, door leading to:

Bedroom One



12' 7" x 8' 3" (3.84m x 2.51m) UPVC window to rear aspect, radiator.

Property Details.

Bedroom Two



12' 7" x 7' 5" (3.84m Into Wardrobe x 2.26m) UPVC window to front aspect, radiator.

Bathroom



Low level W.C, panelled with with shower above, vanity unit, Mosaic style tiling, tiled walls, obscured window to side aspect.

Outside



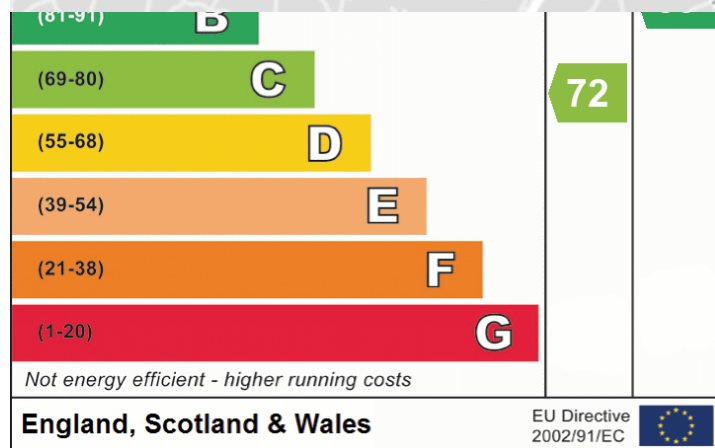
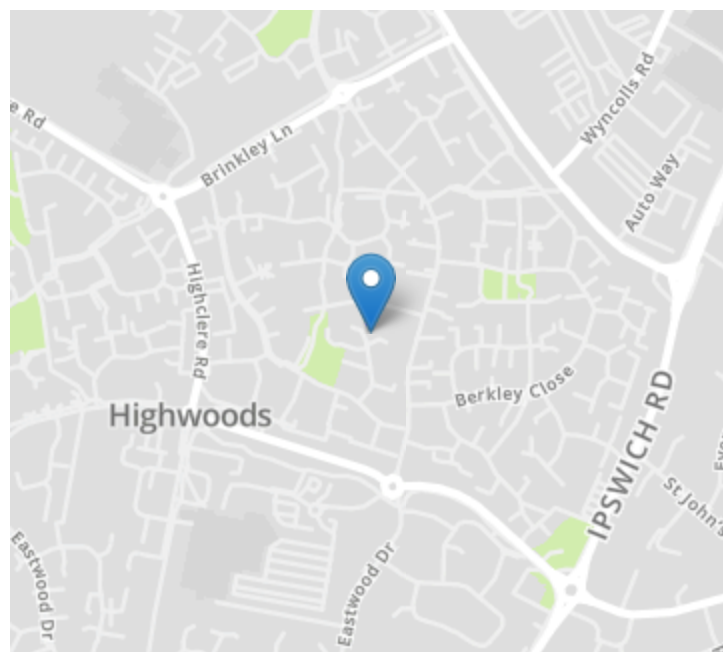
Outside the property features a large garden, enclosed by panel fencing, laid to lawn and patio to the rear, suitable for outside dining. There is also gated access to the front of the property which provides off road parking for multiple vehicles. Additionally, there is an extra stretch of land adjacent to the driveway, providing further versatility and potential for parking, an extended garden or even building potential.

Property Details.

Floorplans



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.