



## 90 Gratian Close, Highwoods, CO4 9EZ

£1,800 Per Calendar Month

- Exceptionally Large Family Home Set Across Three Floors
- Spacious Living Room with Skylights
- Large L Shaped Garden
- Available April 2025
- Four Double Bedrooms
- Kitchen with Bay Window
- Nestled at the End of a Cul-De-Sac
- Master Bedroom Benefitting from Walk In Wardrobe and En-Suite
- Carport Parking
- Gilbert School Catchment Area

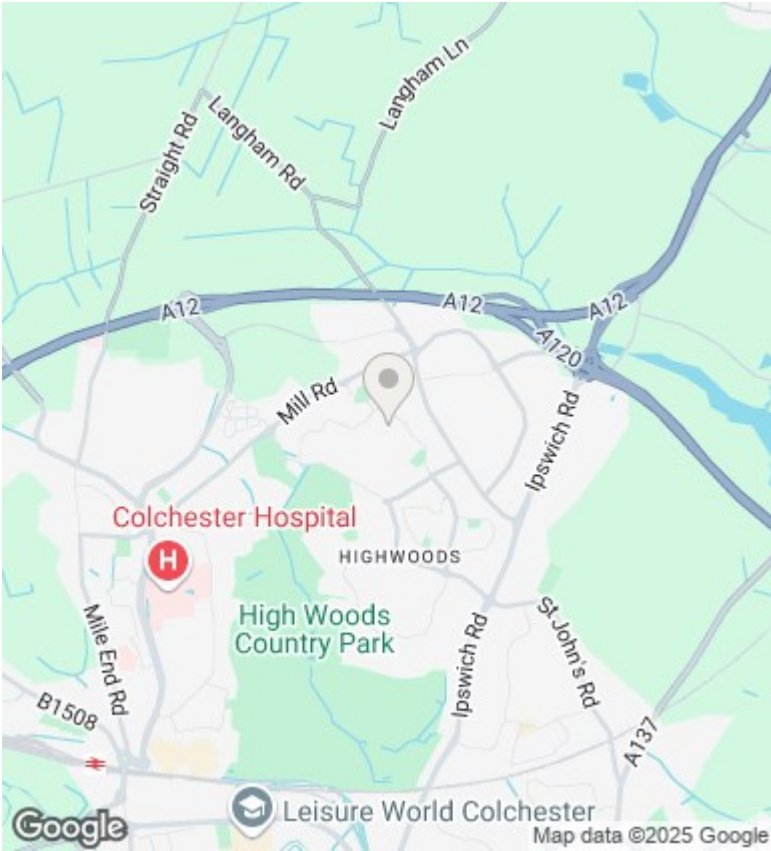
Directions

Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

Council Tax Band

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	