



Tiberius Close, Highwoods, Colchester, CO4 9FW

welcome to

Tiberius Close, Highwoods, Colchester

ONWARD CHAIN COMPLETE!! This charming SEMI-DETACHED HOUSE is presented in GOOD DECORATIVE ORDER making the IDEAL HOME FOR GROWING FAMILIES. Situated in a SOUGHT-AFTER CUL-DE-SAC just off Gavin Way convenient for LOCAL SCHOOLS, shops, HIGHWOODS COUNTRY PARK, Colchester North Station and the A12/A120.



Entrance

The property is entered via the front door with obscure double glazed insets leading to:

Entrance Hall

Radiator, stairs rising to the first floor and doors leading to;

Cloakroom

Obscure double glazed window to the front aspect, low level WC, corner sink, radiator and part tiled walls.

Living Room

13' 6" x 12' 4" (4.11m x 3.76m)

Double glazed window to front aspect, radiator and open access leading to:

Dining Room

10' 8" x 7' 10" (3.25m x 2.39m)

Double glazed sliding patio doors opening onto the rear garden, built-in understairs cupboard, radiator, laminate flooring and a door leading to:

Kitchen

10' 8" x 7' 4" (3.25m x 2.24m)

Double glazed window to the rear aspect, one-and-a-half bowl sink and drainer with mixer tap inset to the work top, tiled splashbacks, wall and floor mounted cupboards and drawers (housing the Potterton boiler), built-in electric oven with four-ring gas hob and cooker hood over, plumbing for a washing machine and a radiator.

First Floor Landing

Access to the loft, built-in airing cupboard (housing the water tank), radiator and doors leading to;

Bedroom One

11' 10" x 10' 8" max (3.61m x 3.25m max)

Double glazed window to the rear aspect, built-in wardrobe, radiator and a door leading to:

En-Suite Shower

Obscure double glazed window to the rear aspect, double shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin, low level WC, radiator, shaver point, extractor fan and part tiled walls.

Bedroom Two

10' 2" x 9' (3.10m x 2.74m)

Double glazed window to the front aspect and a radiator.

Bedroom Three

9' 2" x 7' max (2.79m x 2.13m max)

Double glazed window to the front aspect and a radiator.

Family Bathroom

Enclosed panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, radiator, shaver point, extractor fan and part tiled walls.

Rear Garden

The rear garden is mainly laid to lawn with a paved patio area, external tap and external lighting.

Garage

17' x 9' 6" (5.18m x 2.90m)

Up and over door to the front, part glazed door to the rear with power and lighting connected.

Parking

There is a block paved driveway to the side of the property providing off road parking.



view this property online williamhbrown.co.uk/Property/CSJ109388



welcome to

Tiberius Close, Highwoods Colchester

- Three Bedrooms
- Semi-Detached Family House
- Living Room and Separate Dining Room
- En-Suite to the Master Bedroom
- Family Bathroom and Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£310,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CSJ109388



Property Ref:
CSJ109388 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 843464



ColchesterStJohns@williamhbrown.co.uk



42a St Christopher Road, Colchester, Essex,
CO4 0NA



williamhbrown.co.uk