

8 Cleveland Close, Highwoods

£1,150 pcm

A two double bedroom end terrace property located in a popular location in Highwoods, North Colchester. The property is well maintained with a good sized kitchen, open plan lounge/dining area, two double bedrooms, bathroom and private good sized garden. The property is available now and comes unfurnished.

Access

Door opening into:

Living Room

15' 10" x 12' 4" (4.83m x 3.75m)

With double glazed window to front aspect. Stairs rising to the first floor landing and door to:

Kitchen

8' 10" x 12' 2" (2.70m x 3.72m)

Comprising of stainless steel sink and drainer with mixer tap over, inset into a rolled edge worksurface with cupboards and drawers under. Matching range of eye level wall mounted units. Free standing electric oven and hob. Space for fridge-freezer,

plumbing for washing machine. Windows overlooking the rear garden. Door to rear garden.

Landing

With doors leading to:

Bedroom One

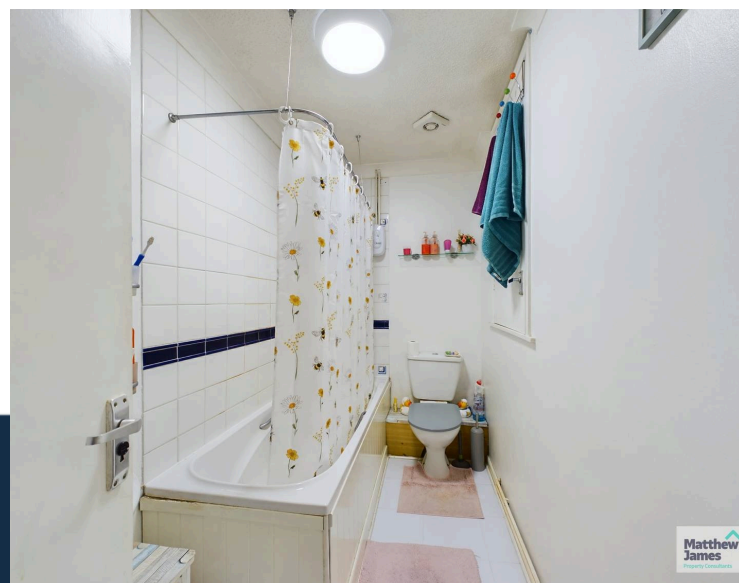
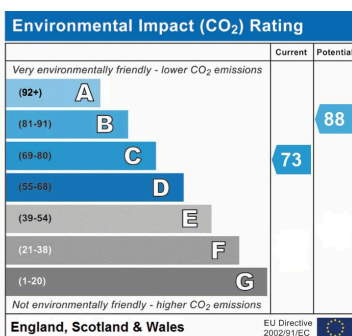
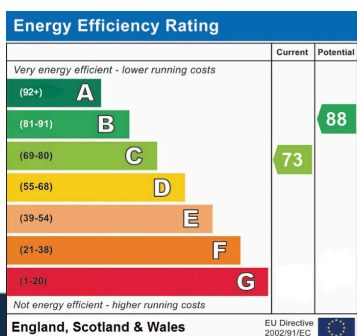
7' 6" x 12' 3" (2.28m x 3.74m)

A double bedroom with window to front.

Bedroom Two

8' 10" x 10' 5" (2.69m x 3.18m)

A double bedroom with built in wardrobes. Window to rear aspect.



- **Bathroom**

4' 9" x 9' 3" (1.46m x 2.81m)

Comprising panel bath with power shower over. Low level WC and pedestal Wash hand basin. Extractor fan.

- **Outside**

To the front of the property there is off street parking for one vehicle, with pedestrian access to the rear garden. The rear garden is mainly laid to lawn, commencing with a patio. Shed to remain. All enclosed by panel fencing.

- **Tenancy Information**

The rent is exclusive of utilities and council tax. Minimum term: 12 months

*Deposit: £1,326.00 Council Tax Band: B Availability: Now EPC Rating: C No Pets

Non Smokers

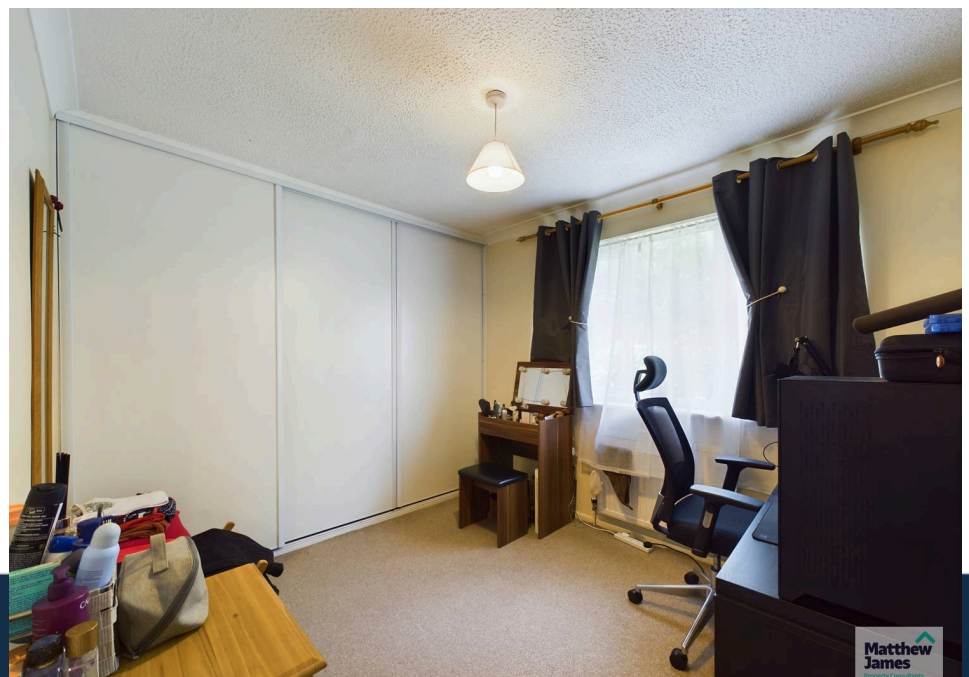
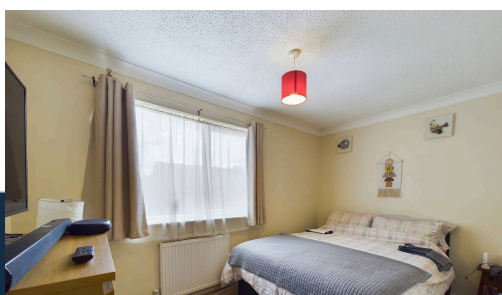
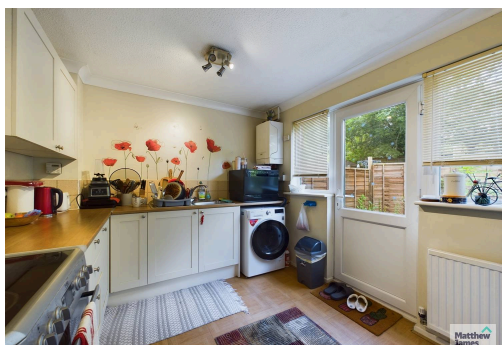


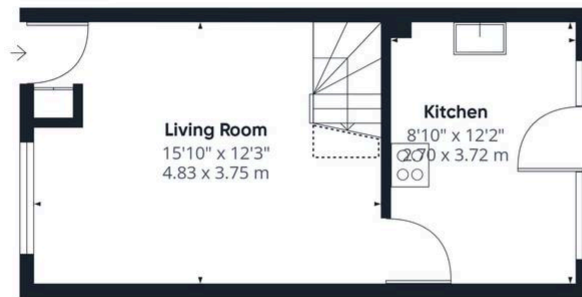
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate total area^m

576 ft²

53.5 m²

Reduced headroom

9 ft²

0.8 m²



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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