



oakheart

£200,000

Guide Price

Cleveland Close, Highwoods, Colchester

Guide Price: £200,000 - £210,000.

Offered with No Onward chain, situated within the popular Highwoods development of Colchester is his well-proportioned two-bedroom house offers approximately 540 sq ft of accommodation arranged over two floors. Offering a practical layout and excellent potential for first-time buyers, couples, small families or investors, the property is ideally positioned for access to Colchester's wider range of amenities and transport links.

The ground floor provides a welcoming entrance leading into the spacious living room, which offers a comfortable and versatile area for both relaxing

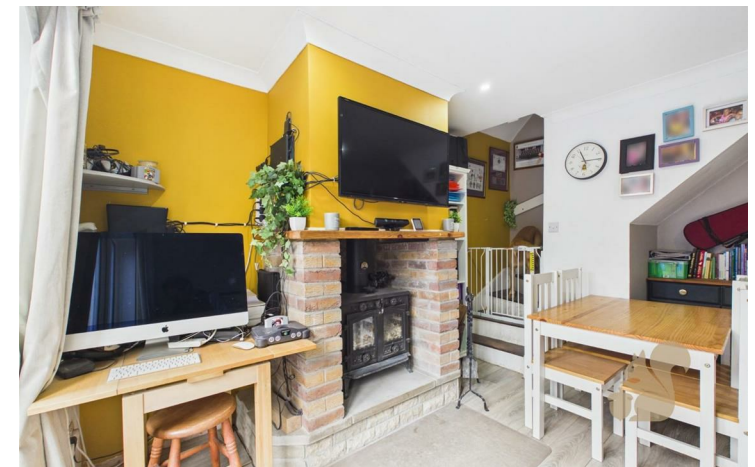
and entertaining. Positioned to the rear of the property, the room benefits from a well-planned layout and provides a pleasant central space within the home.

The separate kitchen is positioned towards the front of the property and offers a range of fitted units alongside useful worktop and storage space. A particularly practical addition is the separate laundry room, providing valuable additional storage and utility space without compromising the main living accommodation.

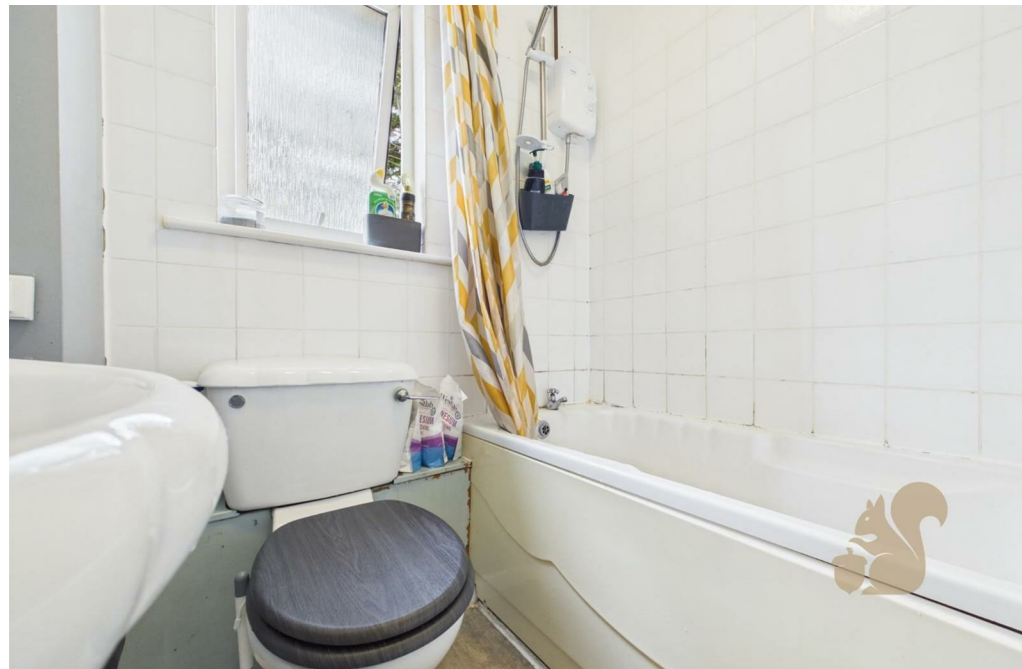
To the first floor are two well-proportioned bedrooms, with the principal

bedroom offering excellent space for a double bedroom. The second bedroom provides flexibility and could also work particularly well as a child's bedroom, guest room or home office. The accommodation is completed by a family bathroom.

The property enjoys a convenient position within Highwoods, with a range of local amenities, schools and green spaces nearby. Colchester's town centre is also easily accessible, while the property's location provides excellent access to the A12 and wider road network, making it particularly well suited to commuters.











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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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