



## Gratian Close, Highwoods, CO4 9EZ

Guide price £500,000

Price Guide - £500,000 - £525,000

Gallant Richardson bring to market this extremely well presented FOUR BEDROOM detached residence positioned conveniently on the north side of the city having good access to local amenities such as supermarkets, Gilbert School, sports and social clubs, Highwoods Country Park, Colchester North Station that connects into London's Liverpool Street and the A12/A120 roads.

With this property you are not wanting for anything, all that can be pretty much done has been done and presented in top order, a family home ready to go with all the modern aspects you would expect, such as ground floor cloakroom, utility room, open kitchen/diner and good sized lounge. Much time and effort has been put into the very well presented garden with new pergola seating area and patio



### Reception Hall

8'1" x 6'4" (2.46m" x 1.93m")



### Kitchen Area

23'2" x 14'4" max (7.06m" x 4.37m" max)



### Diner Area



### Cloakroom

6'1" x 2'8" (1.85m" x 0.81m")



### Utility Room

5'5" x 5'2" (1.65m" x 1.57m")



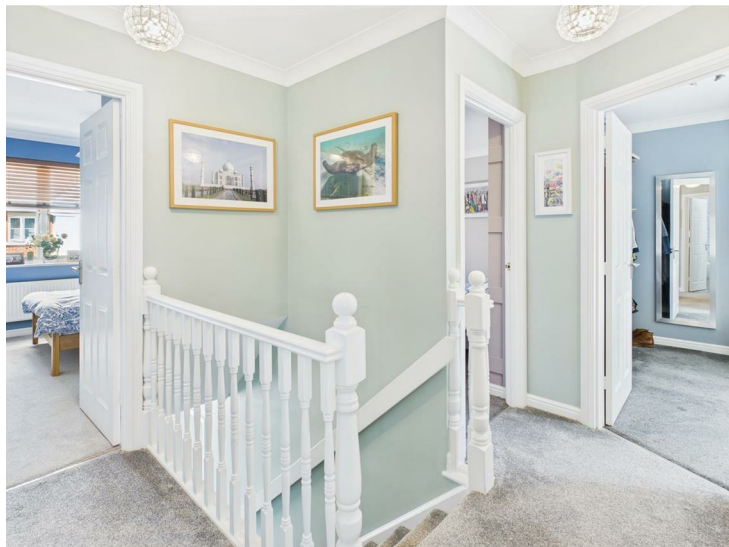
### Lounge

19'10" x 10'11" (6.05m" x 3.33m")





Landing



Bedroom Two

11'8" x 8'3" plus recess (3.56m" x 2.51m" plus recess)



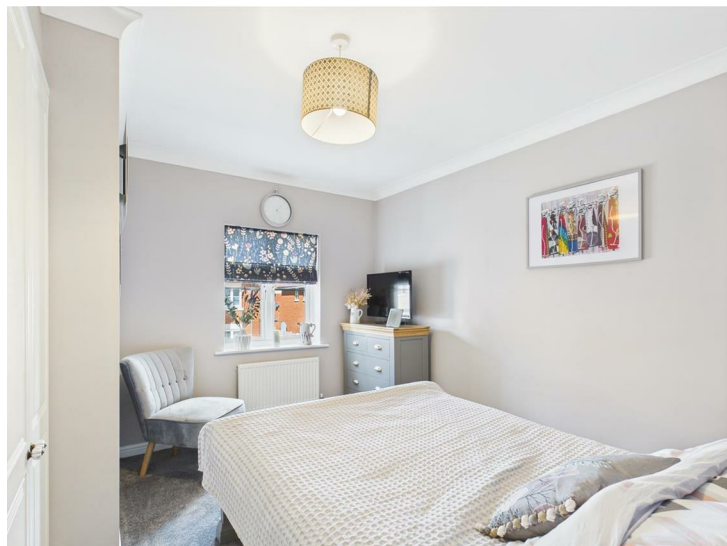
Bedroom One

11'4" x 11'3" (3.45m" x 3.43m")



Bedroom Three

9'2" x 8'9" (2.79m" x 2.67m")



En-Suite

8'3" x 4'8" (2.51m" x 1.42m")



Bedroom Four

9'1" x 8' (2.77m" x 2.44m)



## Bathroom

7'6" x 5'9" (2.29m" x 1.75m")



Local authority Colchester City Council

Flood Risk Very low

Conservation Area: No

Parking: - Garage and Driveway

Broadband -Fibre connected

BT: Yes

Sky: Yes

Virgin: Yes

## Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Garden



## Anti-Money Laundering

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

## Material Information

EPC - TBC

Oak Tree with TPO

Council Tax Band - E

UPRN: 10034893380





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
112.5 m<sup>2</sup>  
1211 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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