



56 BERKLEY CLOSE, HIGHWOODS,

COLCHESTER, ESSEX, CO4 9RR

**NP** NICHOLAS  
PERCIVAL

Situated in the ever-popular Highwoods area of Colchester is this well presented two bedroom semi-detached home. The property is comprised of a sitting room, kitchen / breakfast room and family bathroom. There is off-road parking for two vehicles and a well maintained, enclosed rear garden.

Tenure Freehold | Gas Central Heating | EPC C  
Council Tax Band C



### Property

A porch welcomes you to the property and provides a useful space for the storage of coats and shoes.

The porch provides access to the sitting room (with stairs to the first floor) and kitchen / breakfast room to the rear.

The kitchen provides space for a freestanding cooker, under counter fridge, under counter freezer as well as space and plumbing for a free standing washing machine.

Ample storage is provided by a good array of cupboards (one of which houses the gas boiler) and drawers. The kitchen is finished with an attractive wood effect work surface. A newly installed French door from the

kitchen provides access to the rear garden.

Ascending the stairs to the first floor the main bedroom is to the rear of the property and the second bedroom (to the front) also doubles up as a study / work from home office.

The bathroom (which houses the airing cupboard) completes the internal accommodation and is comprised of a bath with electric shower, toilet and pedestal handbasin.

### Outside

To the front of the property there is a driveway that provides off-road parking for two vehicles. Gated access leads to the neatly landscaped rear garden.

Adjacent to the kitchen there is a patio area, and the garden itself is mainly laid to lawn, with mature beds and borders. To the side of the property there is a useful storage area and garden shed, which will remain at the property.

### Situation

The property is situated in the ever popular Highwoods area of Colchester. The city of Colchester benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre. Transport connections are first rate with both the A12 and main line rail station easily accessed.

### Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.

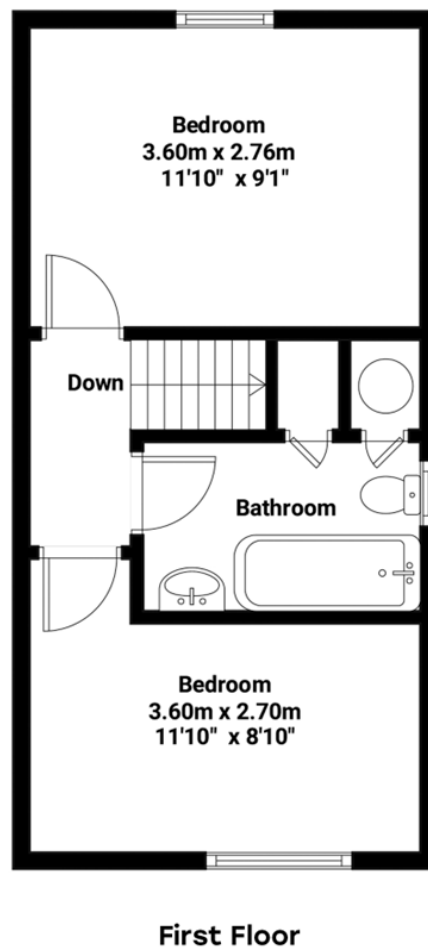
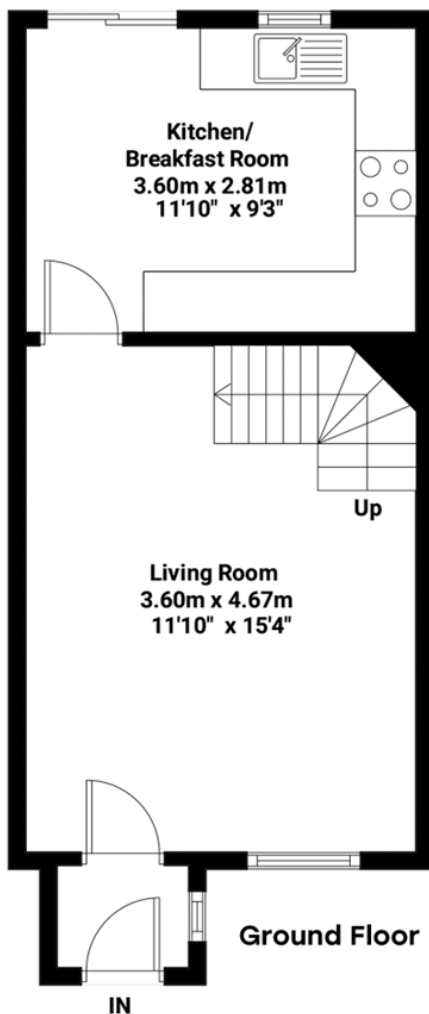


**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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**TOTAL APPROXIMATE FLOOR AREA:**  
582.6 sq ft (54.12 sq mt)

**Berkley Close, Highwoods, Colchester**

Illustration for identification purposes only. Measurements are approximate and not to scale.



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