

The logo for 'oakheart' is displayed in a white, lowercase, sans-serif font in the top right corner of the image. The background of the entire image is a photograph of a brick house with a tiled roof, a conservatory on the left, and a garden with a wooden fence and potted plants.

oakheart

£900 Per Month

Per Month

California Close, Colchester



Situated in the highly popular Highwoods area of North Colchester, is this one-bedroom semi-detached house. Offering convenient access to various local amenities including a large Tesco superstore, post office, and Severalls Business Park. With well-rated schooling close by including The Gilbert School within easy walking distance as well as Highwoods Country Park - perfect for a weekend stroll. The property also benefits from providing easy

access to the A12 and A120 for links to surrounding towns and major cities.

The accommodation provides well-proportioned living throughout. The lounge is of good size and leads through to the fitted kitchen which features some appliances. Heading through the kitchen there is a conservatory with doors leading out to the rear garden. Upstairs there is a large

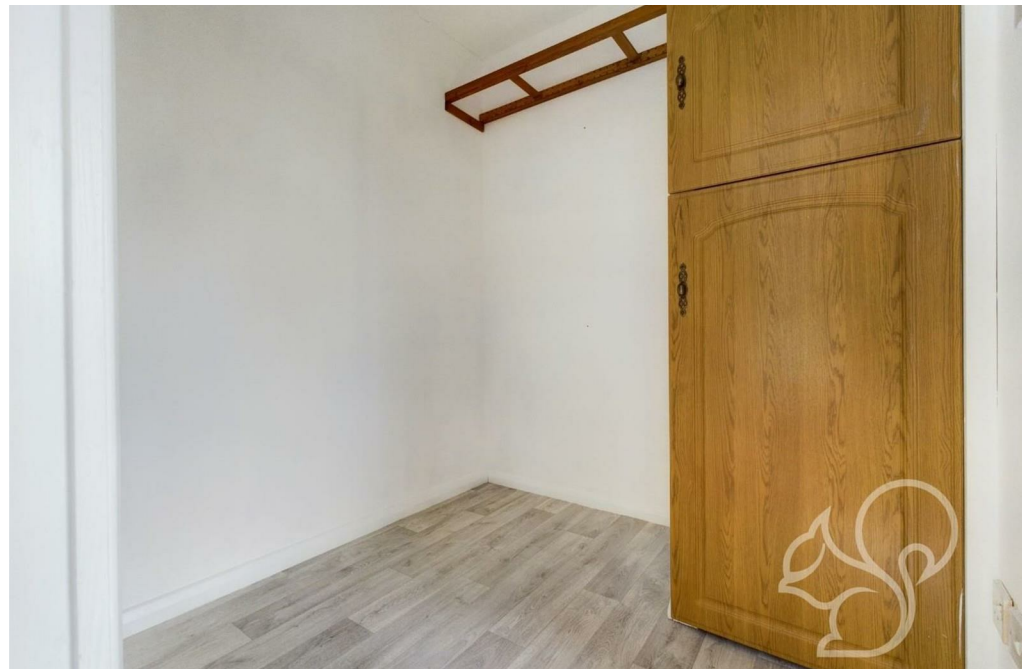
double bedroom, fitted bathroom with shower and storage space.

Externally, the property boasts an enclosed rear garden and off road parking. Offered unfurnished and available Early April.

Call the Oakheart lettings team for further information.







Local Authority:

£1504

Tenure:

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	67	
(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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