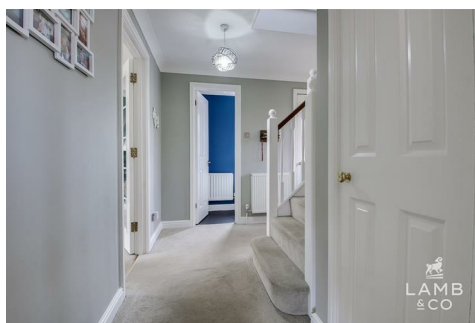




LAMB & CO

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Inspired by property, driven by passion.



TOKELY ROAD, COLCHESTER, CO7 7GA

OFFERS OVER £390,000

An attractive and stylishly presented detached home, featuring two spacious reception rooms, a conservatory, and en suite to bedroom one. Additional highlights include a garage, driveway parking, and a well-maintained exterior, making this an ideal family home in a well-connected location.

- Three Bedrooms
- Two Reception Rooms
- En Suite to Bedroom One
- Ground Floor Cloakroom
- Garage & Parking
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



WC



LOUNGE

13'0 x 12'0 (3.96m x 3.66m)



CONSERVATORY

13'0 x 7'2 (3.96m x 2.18m)



DINING ROOM

10'9 x 9'4 (3.28m x 2.84m)



KITCHEN

11'4 x 9'0 (3.45m x 2.74m)



EN SUITE

8'0 x 4'9 (2.44m x 1.45m)



FIRST FLOOR LANDING



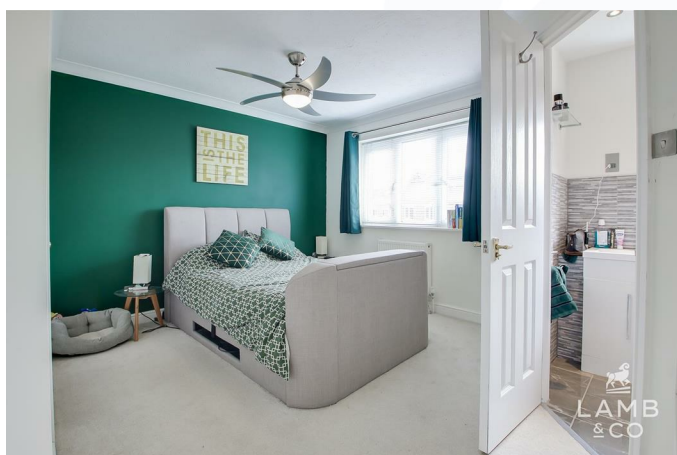
BEDROOM TWO

11'5 x 9'1 (3.48m x 2.77m)



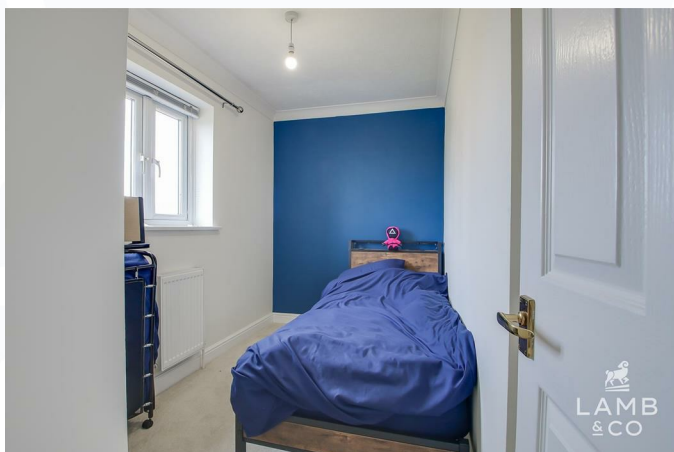
BEDROOM ONE

14'0 x 11'4 (4.27m x 3.45m)



BEDROOM THREE

11'0 x 6'2 (3.35m x 1.88m)



BATHROOM

6'9 x 6'7 (2.06m x 2.01m)



Material Information

Council Tax Band: D

Heating: Oil

Services:

Broadband:

Mobile Coverage: O2= Good, EE, Three, Vodafone= Okay

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very Low

Additional Charges: None

Seller's Position: Found onward

Garden Facing: West

REAR GARDEN



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

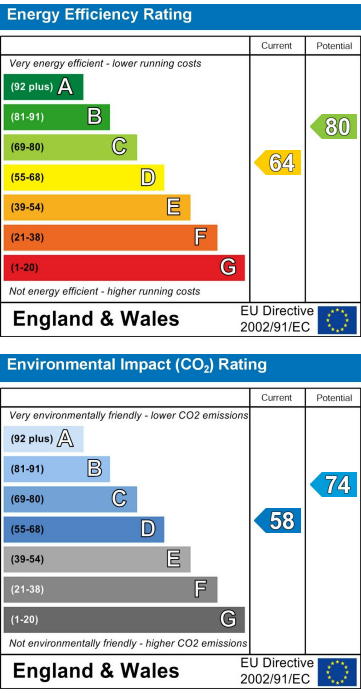
REAR ASPECT



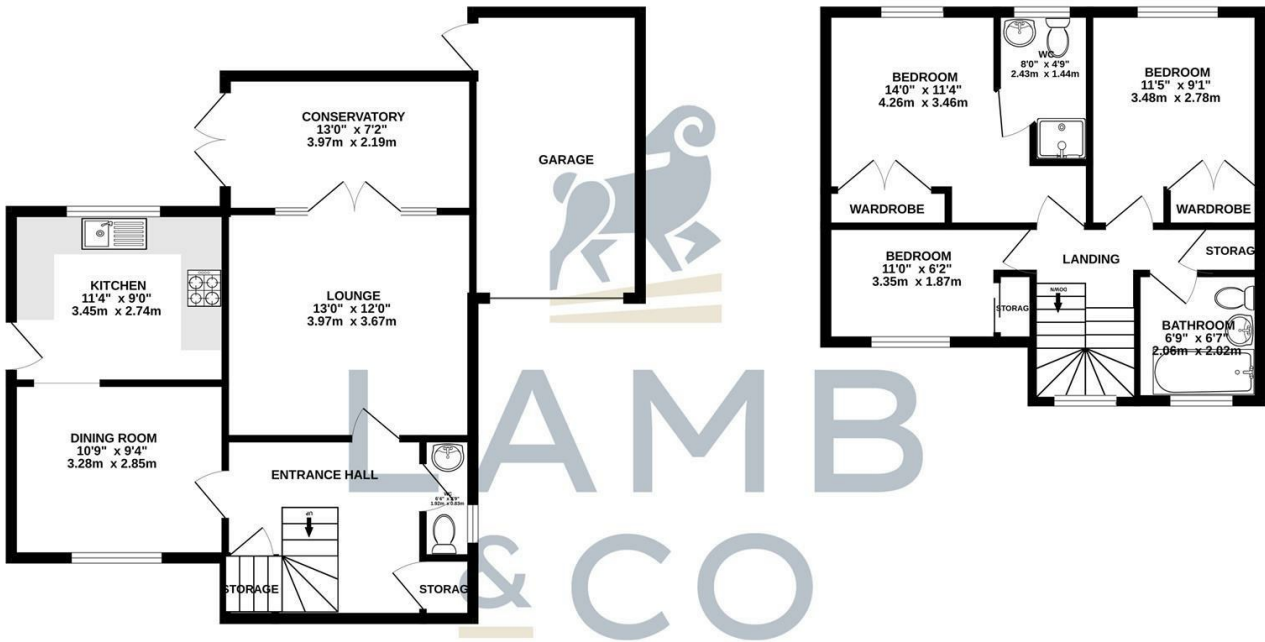
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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