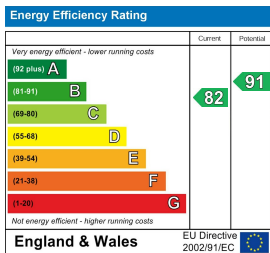




- No Onward Chain
- 3 Double Bedrooms
- 2 Reception Rooms
- Large Modern Kitchen/Diner with integrated appliances
- Ground Floor Cloakroom
- Main Bedroom with fitted wardrobes and En-Suite Shower Room
- Double glazed Sash Windows
- Off Street Parking for 2 Cars
- Within walking distance of Colchester City Centre & Station
- Built in 2015



GREENWOOD
PROPERTY CONSULTANTS

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£350,000
Freehold

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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 and potential buyers/tenants are advised to recheck the measurements





Property Description

With 3 bedrooms and 2 bathrooms, there is plenty of space for everyone to enjoy their own privacy. The property boasts a generous 1,195 sq ft of living space, providing ample room for all your needs. One of the standout features of this townhouse is the parking space for 2 vehicles, ensuring you never have to worry about finding a spot on the busy streets of Colchester. The convenience of having your own parking right at your doorstep is truly a luxury in this bustling city.

Being a relatively new build from 2015, this property offers modern amenities and a contemporary design that is sure to impress. The absence of an onward chain makes the buying process smoother and quicker for you, allowing you to move in and make this house your home without any delays.

Situated close to the city centre, you'll have easy access to all the amenities, shops, and entertainment options that Colchester has to offer. Whether you enjoy a leisurely stroll in the park, dining out at trendy restaurants, or exploring the local boutiques, everything is just a stone's throw away from your new home on Dragoon Road. Don't miss out on this fantastic opportunity to own a spacious and modern townhouse in a prime location. Book a viewing today and envision yourself living the vibrant city life in Colchester!

We have been advised that this property is subject to an annual estate charge, payable to Trinity Estates (management company) of approximately £110.00p per annum. We advise all interested parties to confirm this information with their respective solicitors to prevent

any discrepancy, at an early stage of their conveyance to prevent any discrepancy.

Estate Agents Act 1979 Section 21

For the purposes of this section, an estate agent has a personal interest in land if—

- (a) he has a beneficial interest in the land or in the proceeds of sale of any interest in it; or
- (b) he knows or might reasonably be expected to know that any of the following persons has such a beneficial interest, namely,—
 - (i) his employer or principal, or
 - (ii) any employee or agent of his, or
 - (iii) any associate of his or of any person mentioned in sub-paragraphs (i) and (ii) above.

