

For Sale

Offers in excess of **£220,000** Freehold



Colneford Hill White Colne Colchester CO6 2PJ

Connells are pleased to bring to market this historical and characterful property in the quaint village of White Colne.



Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes

Property Details

Lounge 14' x 13' 6" (4.27m x 4.11m)

Kitchen 10' 5" x 6' 2" (3.17m x 1.88m)

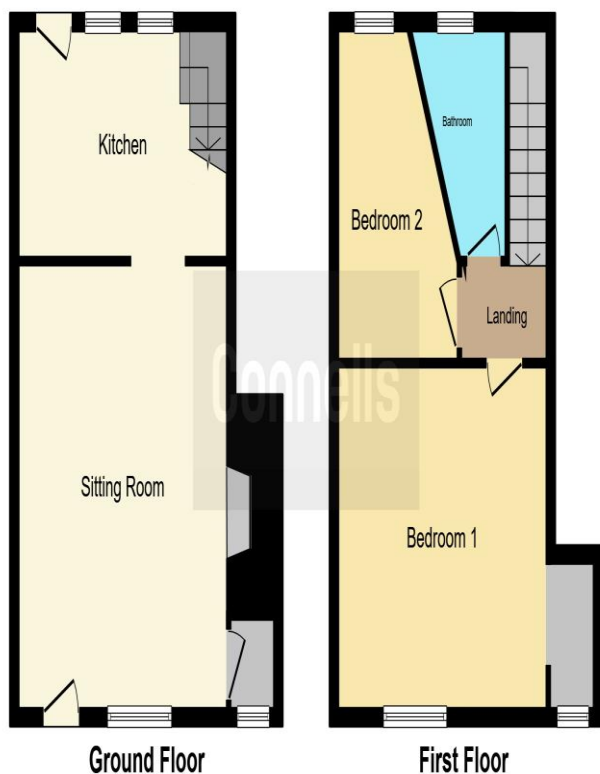
Bedroom One 15' x 11' 3" (4.57m x 3.43m)

Bedroom Two 10' 6" x 7' 2" Narrowing to 4'0 (3.20m x 2.18m Narrowing to 4'0)

Bathroom 7' x 4' 4" Max (2.13m x 1.32m Max)

Agent Notes:

- Secondary glazing throughout
- Iron support installed on the rafters
- Parking by arrangement only



To view this property please contact Connells on

T 01206 547 431
E colchester@connells.co.uk

3a High Street
COLCHESTER CO1 1DA

Tenure: Freehold

EPC Rating: Exempt

Property Ref: CCH307657 - 0005

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk