

For Sale

£325,000 Freehold



Copse Drive Rowhedge Colchester CO5 7DU

Situated on the popular Rowhedge Wharf, this modern gem is offered with no onward chain.

VIEWING ADVISED

- Energy Rating: B
- Open plan living
- Rowhedge location
- Private parking
- Dressing area to en-suite

Property Details

Hallway

Cloakroom

Kitchen/living Room 30' 6" x 13' 4" (9.30m x 4.06m)

Landing

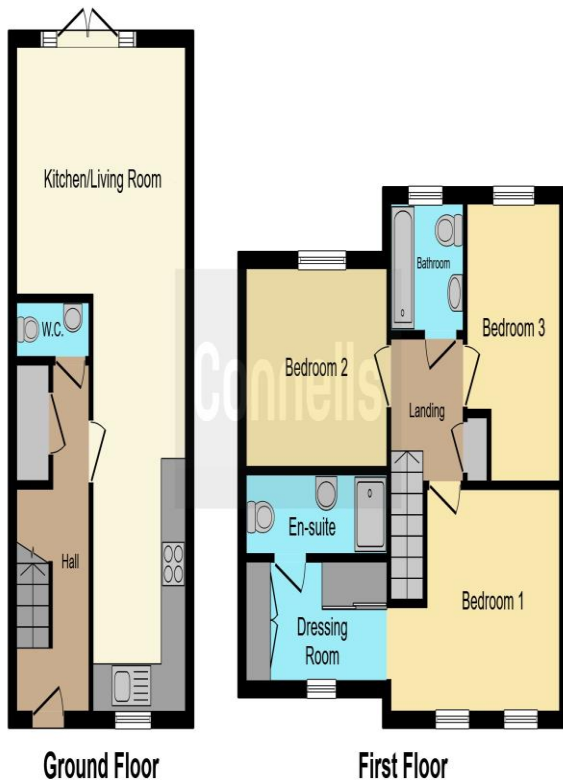
Bedroom One 13' 6" x 9' 2" (4.11m x 2.79m)

Dressing Area

En-Suite

Bedroom Two 10' 11" x 8' 2" (3.33m x 2.49m)

Bedroom Three 11' 5" x 6' 10" (3.48m x 2.08m)



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Tenure: Freehold

EPC Rating: B

Property Ref: CCH307760 - 0007

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.

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