

For Sale

Offers in excess of **£375,000** Freehold



New Farm Road Stanway Colchester CO3 0PG

This well presented extended family home provides ample accommodation perfect for any family. Combined with fantastic transport links and excellent local school early viewing is strongly advised.

- Energy Rating: D
- EXTENDED DETACHED FAMILY HOME
- GARAGE AND SUBSTANTIAL DRIVEWAY
- CLOSE TO EXCELLENT SCHOOLS

Property Details

Lounge 26' 4" x 10' 7" (8.03m x 3.23m)

Extended Lounge with radiator. Laminate floor throughout.

Dining Room 11' 1" x 9' 9" (3.38m x 2.97m)

Double glazed doors to rear patio.

Kitchen 14' 1" x 7' 8" (4.29m x 2.34m)

kitchen fitted with a range of modern units and work surfaces with cupboards and drawers under, one and a half bowl sink, brushed steel cooker with backplate and extractor, 5 ring gas burner, good range of wall mounted cabinets and a double glazed window to the side.

Bedroom One 12' 3" x 10' (3.73m x 3.05m)

Built in Wardrobe, Double glazed window to rear aspect and radiator. Features an en-suite shower room with shower cubicle, vanity sink and WC.

Bedroom Two 11' 9" x 9' (3.58m x 2.74m)

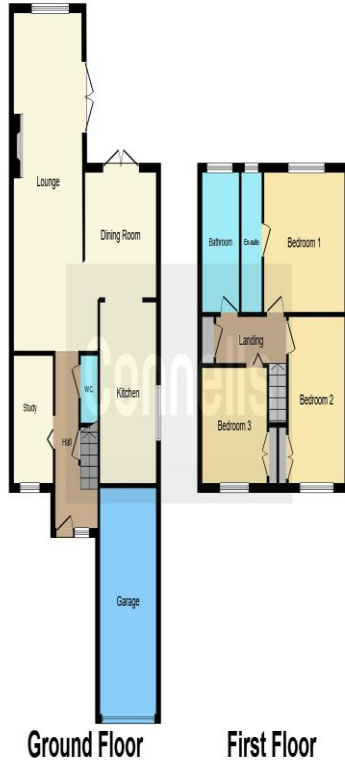
Double Glazed Window to front aspect. Wardrobe and radiator.

Bedroom Three 9' 4" x 8' 7" (2.84m x 2.62m)

Double Glazed window to front aspect, wardrobe and radiator.

Bathroom 10' x 5' 11" (3.05m x 1.80m)

The family bathroom is fitted with a modern white three piece suite with panel bath and shower over, vanity sink, WC and a double glazed window to the rear.



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Tenure: Freehold

EPC Rating: D

Property Ref: CCH307554 - 0006

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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