

For Sale

£325,000 Freehold



Saw Mill Road Colchester CO1 2ZL

Situated close to amenities, this family home offers a unique master bedroom, as well as an emphasis on family space.

- Energy Rating: Awaited
- CLOSE TO AMENITIES
- IDEAL FIRST TIME BUY, FAMILY HOME OR INVESTMENT
- KITCHEN/DINER
- THREE GENEROUS BEDROOMS

Property Details

Entrance Hall

Lounge 9' 10" x 15' 5" (3.00m x 4.70m)

Kitchen / Diner 15' 5" x 17' 5" (4.70m x 5.31m)

Cloakroom

First Floor

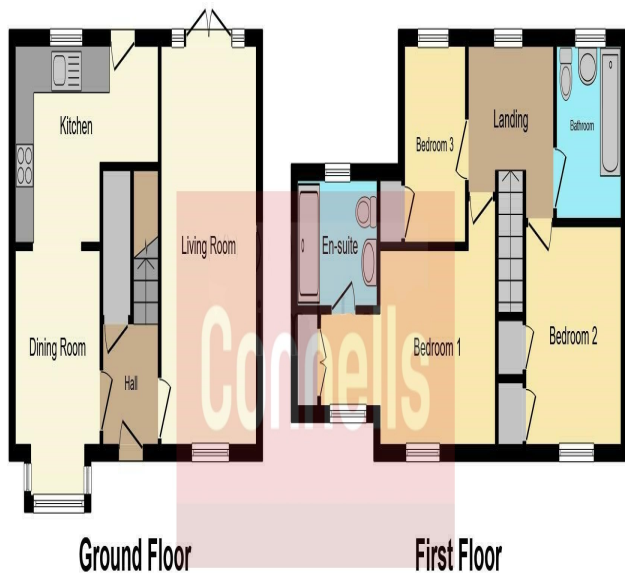
Bedroom One 10' 1" x 20' 4" (3.07m x 6.20m)

En-Suite

Bedroom Two 9' 2" x 9' 9" (2.79m x 2.97m)

Bedroom Three 6' 9" x 8' 10" (2.06m x 2.69m)

Family Bathroom



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: Awaited

Property Ref: CCH307669 - 0005

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