

For Sale

Guide Price **£350,000** Freehold



Margaret Road COLCHESTER CO1 1RZ

GUIDE PRICE: £350,000 - £375,000

Situated just moments away from Castle Park, this traditional family home is a must view.

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Property Details

Entrance Hall

Lounge 12' 1" x 13' 10" (3.68m x 4.22m)

Dining Room 10' 1" x 11' 1" (3.07m x 3.38m)

Cloakroom

Kitchen 8' 5" x 14' 1" (2.57m x 4.29m)

Utility Room

Conservatory

First Floor

Bathroom 7' x 7' 1" (2.13m x 2.16m)

Bedroom 10' 1" x 11' 5" (3.07m x 3.48m)

Bedroom 11' 3" x 12' 3" (3.43m x 3.73m)

Bedroom 6' 6" x 8' 1" (1.98m x 2.46m)



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Tenure: Freehold

EPC Rating: Awaited

Property Ref: CCH307780 - 0003

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.localagent.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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