

## For Sale

Guide Price **£325,000** Freehold



### Margaret Road COLCHESTER CO1 1RZ

**\*\*GUIDE PRICE: £325,000 - £350,000\*\***

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

**T 01206 547 431**

**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

**Tenure:** Freehold

**EPC Rating:** C

Property Ref: CCH307780 - 0004

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](http://www.localagent.com)

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