

For Sale

Offers in the region of **£425,000** Freehold



Worcester Road Colchester CO1 2RH

Offered with NO ONWARD CHAIN, this unique family home is within close proximity to Castle Park and Colchester's historic city centre.

Ideally situated for access to St James' Primary School, Colchester Royal Grammar School, Colchester Institute, and the University of Essex.

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Property Details

Entrance Hall

Cloakroom

Lounge / Dining Room 14' 1" max x 29' 5" (4.29m max x 8.97m)

Kitchen 9' 4" x 10' 9" (2.84m x 3.28m)

Utility Room 5' 4" x 11' (1.63m x 3.35m)

Lobby

Bedroom Three 7' x 13' 5" (2.13m x 4.09m)

Bedroom Four 7' 3" x 12' (2.21m x 3.66m)

Shower Room

First Floor

Bedroom Six / Study 6' 9" x 9' (2.06m x 2.74m)

Bedroom Five 7' 2" x 8' 9" (2.18m x 2.67m)

Bathroom

Bedroom Two 10' 9" x 11' 2" (3.28m x 3.40m)

Bedroom One 11' 2" x 14' 4" (3.40m x 4.37m)

External

Rear Garden

Gated Driveway

Oversized Detached Garage

Front Garden



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308051 - 0013

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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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