

For Sale

Guide Price **£160,000** Leasehold



Silcock Close COLCHESTER CO4 0PA

- Energy Rating: C
- NO ONWARD CHAIN
- CLOSE TO A12/NORTH STATION
- CLOSE TO LOCAL AMENITIES
- JUST OFF THE POPULAR IPSWICH ROAD



Property Details

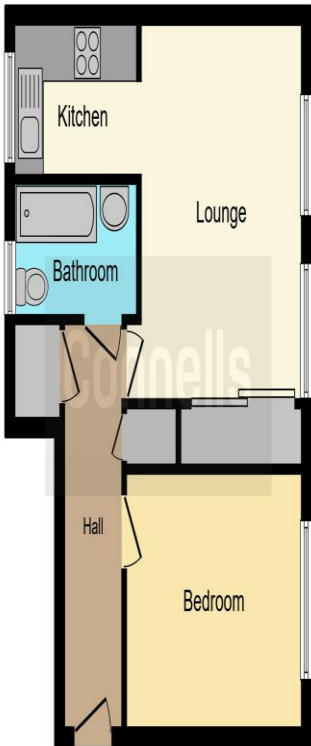
Lounge/Dining Room 15' 4" x 11' 1" (4.67m x 3.38m)
Bathroom

Obscure double glazed window to the rear aspect, enclosed panel bath with adjustable shower head and mixer tap, pedestal wash hand basin, low level WC, chrome heated towel rail and part tiled walls.

Bedroom 11' 10" x 9' 1" (3.61m x 2.77m)
Double glazed window to the front aspect and an electric heater.

Kitchen 7' 6" x 5' 4" (2.29m x 1.63m)
Double glazed window to the rear aspect, sink and drainer with mixer tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, built-in electric oven, four ring electric hob with cooker hood over and spotlights.

Garage 16' x 8' (4.88m x 2.44m)
Up and over door to the front.



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Tenure: Leasehold

EPC Rating: C

Property Ref: CCH308009 - 0006

This is a Leasehold property with details as follows; Term of Lease 161 years from 24 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for these services as a leasehold property.

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.