

## For Sale

Offers in excess of **£300,000** Freehold



## Berechurch Hall Road Colchester CO2 8RF

Offered with no onward chain, this family home has undergone generous refurbishment and can be sold empty or completely furnished.

Call now for viewing – 01206 547431

- Energy Rating: D
- RECENTLY REFURBISHED
- THREE DOUBLE BEDROOMS
- AMPLE PARKING
- SPACIOUS SOCIAL AREAS

# Property Details

**Entrance Hall**

**Shower Room**

**Lounge** 12' 1" max x 18' 1" max ( 3.68m max x 5.51m max )

**Kitchen / Diner** 9' 1" max x 18' 2" max ( 2.77m max x 5.54m max )

**Lobby**

**Utility / Store Room** 8' 1" x 9' 1" ( 2.46m x 2.77m )

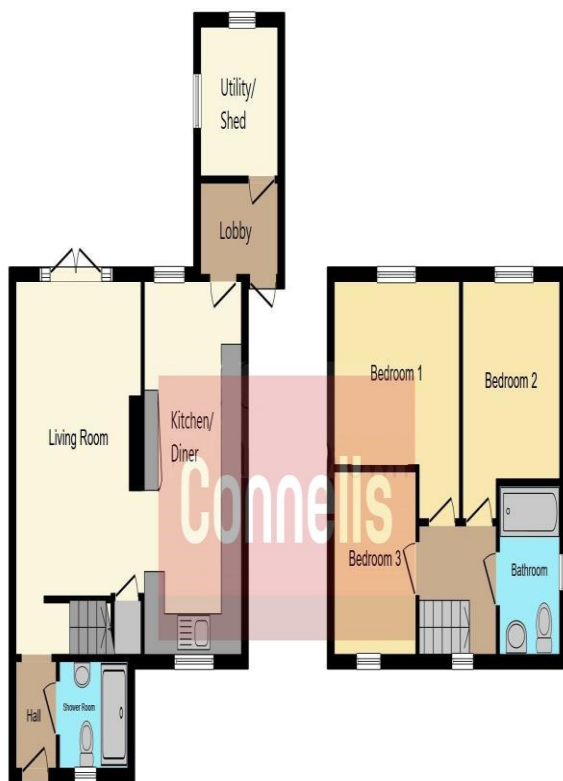
**First Floor**

**Bedroom One** 11' 1" max x 12' 1" max ( 3.38m max x 3.68m max )

**Bedroom Two** 9' 1" max x 11' 1" max ( 2.77m max x 3.38m max )

**Bedroom Three** 8' x 9' ( 2.44m x 2.74m )

**Family Bathroom**



**Ground Floor**

**First Floor**

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)



To view this property please contact Connells on

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3a High Street  
COLCHESTER CO1 1DA

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: CCH308109 - 0003

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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