

For Sale

£300,000 Freehold



Collingwood Road Colchester CO3 9BH

Being sold with NO ONWARD CHAIN this property is perfect for those looking for a spacious plot and open to internal modernisation.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

- Energy Rating: Exempt
- NO ONWARD CHAIN
- EXTENSIVE REAR GARDEN
- CLOSE TO LOCAL SCHOOLS
- MINUTES FROM THE A12

Property Details

Entrance Hall

Living Room 12' 4" x 12' 9" (3.76m x 3.89m)

Dining Room 11' x 15' 7" (3.35m x 4.75m)

Kitchen 7' 6" x 16' 2" (2.29m x 4.93m)

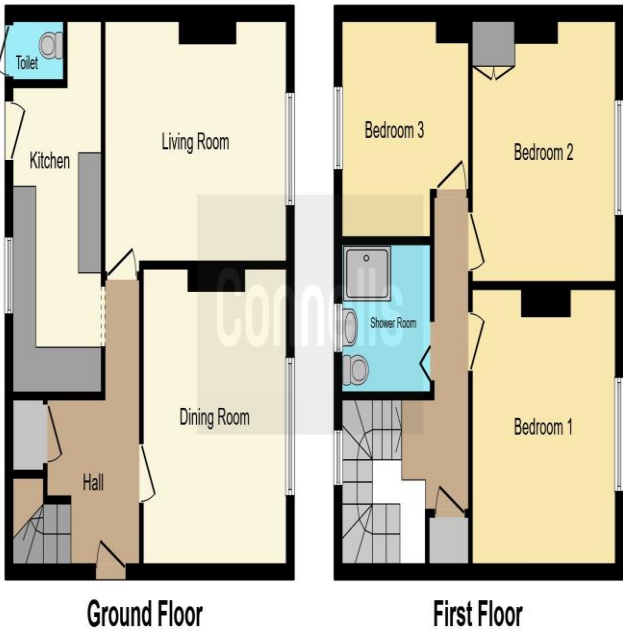
First Floor

Bedroom One 12' 4" x 12' (3.76m x 3.66m)

Bedroom Two 12' 4" x 11' 4" (3.76m x 3.45m)

Bedroom Three 10' 9" x 9' 4" (3.28m x 2.84m)

Bathroom



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Tenure: Freehold

EPC Rating: Exempt

Property Ref: CCH308244 - 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.focalagent.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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