

For Sale

Guide Price **£250,000** Freehold



Ipswich Road Colchester CO1 2YE

- Energy Rating: D
- NO ONWARD CHAIN
- BRAND NEW ROOF
- NEW KITCHEN WITH WARRANTY
- SPOTLIGHT CEILINGS THROUGHOUT



Property Details

Living Room 24' 5" x 12' 1" (7.44m x 3.68m)

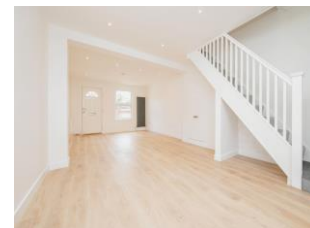
Kitchen 9' 9" x 6' 6" (2.97m x 1.98m)

Bathroom 6' 8" x 6' 2" (2.03m x 1.88m)

Bedroom One 11' x 12' 1" (3.35m x 3.68m)

En-Suite 4' 3" x 6' 2" (1.30m x 1.88m)

Bedroom Two 9' 4" x 9' 1" (2.84m x 2.77m)



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: CCH308320 - 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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