

For Sale

£285,000 Freehold



Meida Flores Lucas Road Colchester CO2 7EP

Offered to the market with NO ONWARD CHAIN, this versatile home boasts excellent space and is well located for amenities.

- Energy Rating: D
- NO ONWARD CHAIN
- THREE RECEPTION ROOMS
- VERSATILE SPACES
- OFF ROAD PARKING

Property Details

Entrance Hall

Lounge 12' 5" x 14' 5" (3.78m x 4.39m)

Dining Room 12' 4" x 18' 7" (3.76m x 5.66m)

Reception Room 10' x 12' 6" (3.05m x 3.81m)

Kitchen / Breakfast Bar 11' 5" x 13' 5" (3.48m x 4.09m)

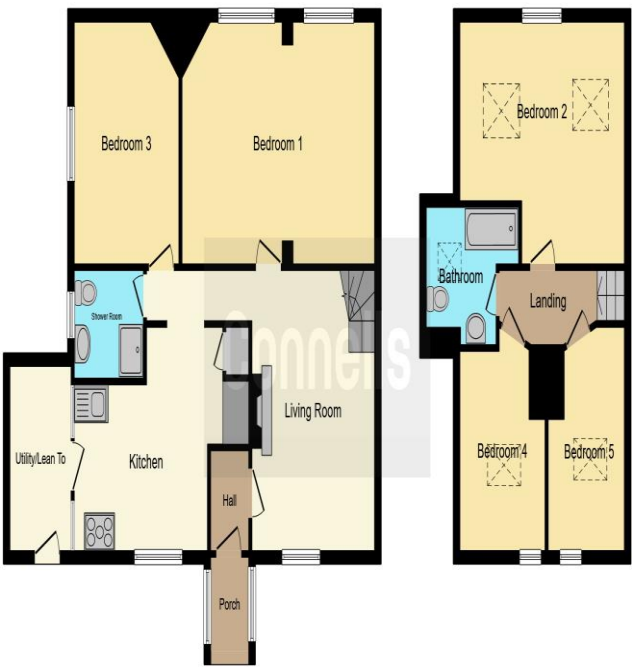
Shower Room

First Floor

Bedroom One 12' 5" x 15' 8" (3.78m x 4.78m)

Bedroom Two 9' 8" x 11' 3" (2.95m x 3.43m)

Bedroom Three 6' x 7' 6" (1.83m x 2.29m)



Ground Floor

First Floor



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308334 - 0007

Tenure:Freehold EPC Rating: D

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.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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