## For Sale

£250,000 Freehold



Greenstead Road Colchester CO1 2SF

Semi-detached bungalow located close to the City Centre and Hythe Railway Centre. Large rear garden, off road parking and solar panels.

- Energy Rating: B
- SEMI DETACHED BUNGALOW
- EXCEPTIONAL PLOT
- TWO LOFT ROOMS
- LOUNGE/DINER





## **Property Details**

**Entrance Hall** 

**Bedroom** 8' 6" x 9' 6" ( 2.59m x 2.90m )

**Living Room** 10' 3" x 23' 6" ( 3.12m x 7.16m )

Conservatory

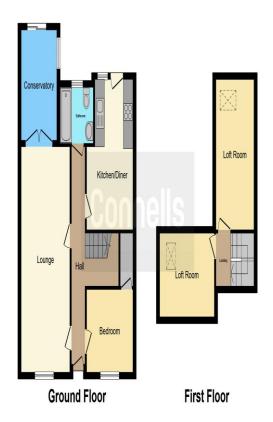
**Bathroom** 5' 7" x 6' 1" ( 1.70m x 1.85m )

**Kitchen / Dining Room** 9' 6" x 16' 10" ( 2.90m x 5.13m )

**First Floor** 

**Loft Room** 8' 8" x 11' 3" ( 2.64m x 3.43m )

**Loft Room** 8' 1" x 8' 2" ( 2.46m x 2.49m )



This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (notuding 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.focalegent.com





To view this property please contact Connells on

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3a High Street COLCHESTER CO1 1DA

Property Ref: CCH308324 - 0003 Tenure:Freehold EPC Rating: B

Council Tax Band: A

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<sup>1.</sup> 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.