



**Colchester Road, White Colne, Colchester, CO6 2PN**

## welcome to Colchester Road, White Colne, Colchester

- Semi detached
- Grade II listed
- 3 Bedrooms
- Driveway
- Swimming Pool

Tenure: Freehold

EPC Rating: Exempt

guide price **£500,000-£525,000**



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](http://www.focalagent.com)

### Dining Room

13' 3" x 12' 1" ( 4.04m x 3.68m )

### Lounge

14' 8" x 13' 3" ( 4.47m x 4.04m )

### Kitchen

12' 2" x 12' ( 3.71m x 3.66m )

### Conservatory

10' 2" x 8' 7" ( 3.10m x 2.62m )

### Cloakroom

### Bathroom

### Snug

14' 8" x 11' 9" ( 4.47m x 3.58m )

### Games Room / Study

12' 9" x 10' 6" ( 3.89m x 3.20m )

### Galleried Landing

### Bedroom One

12' 3" x 12' ( 3.73m x 3.66m )

### Bedroom Two

12' 3" x 10' 1" ( 3.73m x 3.07m )

### Bedroom Three

10' 3" x 9' 8" ( 3.12m x 2.95m )

### Shower Room

### Front Garden

### Rear Garden

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#### Property Ref:

HST107875 - 0003

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