

For Sale

Offers in the region of **£100,000**



Colchester Country Park Cymbeline Way Colchester CO3 4AG

A wonderful lodge situated in one of Colchester's most desirable country parks.

- Energy Rating: Exempt
- DESIRABLE COUNTRY PARK LOCATION
- LODGE WITH DECKING
- LARGE GROUNDS SUITABLE FOR PETS
- EXCELLENT CONDITION

Property Details

Lounge / Diner 12' 4" x 13' 1" (3.76m x 3.99m)

Kitchen 8' 5" x 12' 4" (2.57m x 3.76m)

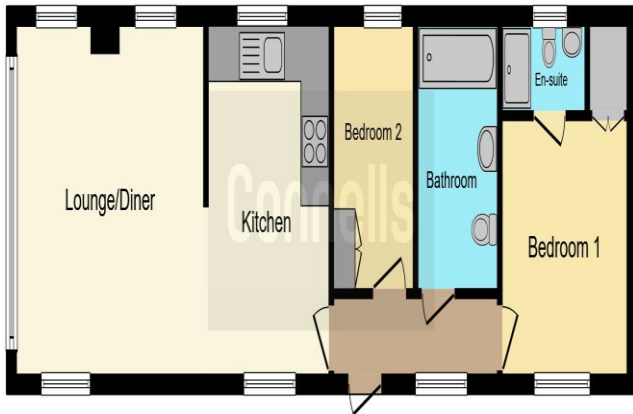
Hallway

Bedroom Two 5' 4" x 5' 9" (1.63m x 1.75m)

Bathroom

Bedroom One 8' 8" x 9' (2.64m x 2.74m)

En-Suite



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



To view this property please contact Connells on

T 01206 547 431
E colchester@connells.co.uk

3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308653 - 0005

Tenure: EPC Rating: Exempt

Council Tax Band: Deleted

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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