

For Sale

Guide Price **£650,000** Freehold



Thistledown Highwoods COLCHESTER CO4 9UH

Offered with NO ONWARD CHAIN, this exceptional family home boasts a wealth of space, well located for well regarded schools, this is not an opportunity to be missed. With the house fully renovated this property is turnkey ready for the next owner.

- Energy Rating: D
- NO ONWARD CHAIN
- FOUR AMPLE BEDROOMS
- KITCHEN / DINER & UTILITY ROOM
- SPACIOUS LOUNGE AND ADDITIONAL RECEPTION ROOM

Property Details

Entrance Hall

Cloakroom

Living Room 14' 5" x 15' 6" (4.39m x 4.72m)

Dining Room 9' 9" x 13' 4" (2.97m x 4.06m)

Kitchen 11' 5" x 13' 1" (3.48m x 3.99m)

Office 7' 10" x 12' 4" (2.39m x 3.76m)

Utility Room 6' 1" x 7' 10" (1.85m x 2.39m)

First Floor

Bedroom Two 8' 6" x 12' 8" (2.59m x 3.86m)

Bedroom Four 8' 6" x 10' 1" (2.59m x 3.07m)

Bathroom

Bedroom Three 8' 6" x 10' 1" (2.59m x 3.07m)

Bedroom One 11' 6" x 12' 6" (3.51m x 3.81m)

En-Suite



To view this property please contact Connells on

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Property Ref: CCH308720 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: E

Total floor area 155.3 m² (1,672 sq.ft.) approx

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.propertybox.io



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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