



Connells

Grange Farm Park Whitehall Road
Colchester



Property Description

Situated on a private and welcoming residential site for the over 50s, this charming home offers comfortable living all year round.

The property features a bright and spacious kitchen/diner, perfect for both everyday living and entertaining, alongside a generous lounge providing a relaxing space to unwind. There are two well-proportioned double bedrooms and a modern bathroom, making the home both practical and inviting.

Externally, the property benefits from off-road parking and a good-sized rear garden, ideal for enjoying outdoor space in a peaceful setting.

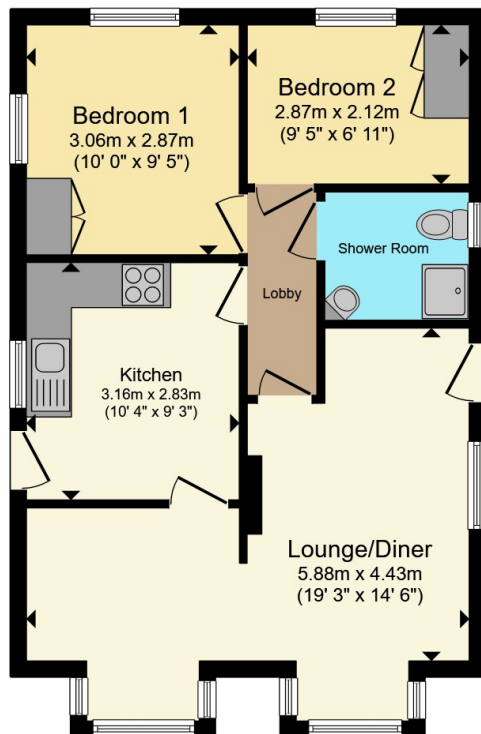
Conveniently located, the property is within easy reach of local amenities, while Colchester's city centre is just a short distance away, offering a wide selection of shops, restaurants, and entertainment options.

Agents Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





Total floor area 52.1 m² (561 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

Connells



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

EPC Rating: Council Tax
Exempt Band: A

Tenure:

view this property online connells.co.uk/Property/CCH309077

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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