

For Sale

Guide Price **£500,000** Freehold



Old Heath Road Colchester CO2 8BN

A stunning family home, boasting three reception rooms, stunning kitchen and a generous plot. Just a short distance to Colchester city centre.

- Energy Rating: D
- EXCEPTIONAL FAMILY HOME
- THREE RECEPTION ROOMS
- PRESENTED IN IMMACULATE ORDER
- MODERN FITTED KITCHEN

Property Details

Entrance Hall

Lounge 13' 4" x 15' 1" (4.06m x 4.60m)

Living Room 11' x 15' (3.35m x 4.57m)

Kitchen 15' 6" x 19' 1" (4.72m x 5.82m)

Utility Room / Cloakroom

Dining Room 11' x 15' 5" (3.35m x 4.70m)

First Floor

Bedroom One 11' 7" x 14' 3" (3.53m x 4.34m)

En-Suite

Bedroom Two 11' 8" x 12' 4" (3.56m x 3.76m)

Bedroom Three 11' 2" x 13' 2" (3.40m x 4.01m)

Bedroom Four 12' 10" x 13' (3.91m x 3.96m)

Family Bathroom

Rear Garden

Garage

Agents Notes

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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: CCH308876 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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

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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