

Connells

Secundus Drive
Colchester

Secundus Drive
Colchester CO2 7TF

For Sale Guide Price
£350,000







Property Description

GUIDE PRICE: £350,000 - £375,000

Situated minutes from Colchester's vibrant city centre, this well presented and generously proportioned three bedroom town house ready for immediate viewing.

This generously proportioned three/four bedroom town house located minutes from Colchester's historic city centre. As you enter the home you are immediately welcomed by a welcoming entrance hall which leads to a spacious kitchen/diner. This space leads directly onto the private rear garden.

The first floor comprises a spacious lounge, two double bedrooms and a family bathroom. This floor offers versatility with the lounge easily being useable as an additional bedroom, beaming with natural light. The second floor offers a private and sizeable master bedroom with a sensational walk in wardrobe space. Adjacent to the master bedroom the home offers an additional and unique room. This galleried room offers a view over the first floor, currently set up as an office, but would make an excellent recreational space. With an en-suite shower room to this space, the versatility and possibilities are endless.

Externally the home boasts a private rear garden and undercover parking to the front, leading directly into the garage, situated in a quiet road but delivering excellent access to the surrounding area.

Immediate viewing is recommended to appreciate the scale of accommodation on offer.

Entrance Hall

Kitchen / Dining Area
12' 10" x 23' 3" (3.91m x 7.09m)

First Floor

Lounge
11' 5" x 19' 7" (3.48m x 5.97m)

Bathroom
6' x 6' 2" (1.83m x 1.88m)

Bedroom Three
9' 2" x 9' 6" (2.79m x 2.90m)

Bedroom Two
11' x 12' 2" (3.35m x 3.71m)

Bedroom One
12' 1" x 14' 2" (3.68m x 4.32m)

Walk In Wardrobe

Galleried Room

Shower Room

Agents Note

"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"











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

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3a High Street
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EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/CCH308943

Tenure: Freehold

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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