

For Sale

Guide Price **£260,000** Freehold



Artillery Street COLCHESTER CO1 2JJ

A beautifully presented three-bedroom home featuring stylish open-plan living, a modern kitchen and bathroom, elegant low-maintenance garden with decking ideal for entertaining, and the rare luxury of a private driveway, all within easy reach of the city centre and excellent commuter links.

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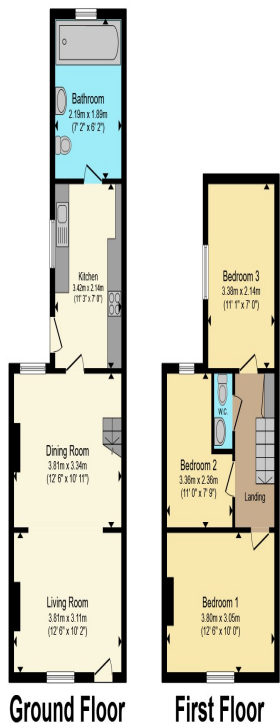
- Energy Rating: D
- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS OPEN-PLAN LOUNGE & DINING AREA
- MODERN FITTED KITCHEN
- FAMILY BATHROOM & UPSTAIRS WC

Property Details

- Living Room 10' 2" x 12' 6" (3.10m x 3.81m)
- Dining Room 10' 11" x 12' 6" (3.33m x 3.81m)
- Kitchen 7' x 11' 3" (2.13m x 3.43m)
- Bathroom 6' 2" x 7' 2" (1.88m x 2.18m)
- First Floor
- Bedroom Three 7' x 11' 1" (2.13m x 3.38m)
- Wc
- Bedroom Two 7' 9" x 11' (2.36m x 3.35m)
- Bedroom One 10' x 12' 6" (3.05m x 3.81m)
- External
- Rear Garden
- Decking Area
- Driveway

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

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3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308633 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

Total floor area 94.0 m² (1,011 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.

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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