

For Sale

Guide Price **£250,000** Freehold



Kendall Road COLCHESTER CO1 2BN

A bright three-bedroom home on Kendall Road with a spacious lounge, open dining area, fitted kitchen, modern bathroom and a generous garden, set in a popular Colchester neighbourhood with great amenities and strong commuter links to mainline stations and the A12.

- Energy Rating: E
- SPACIOUS THREE-BEDROOM FAMILY HOME
- BRIGHT LOUNGE WITH OPEN DINING AREA
- FITTED KITCHEN AND MODERN BATHROOM
- WELL-PROPORTIONED REAR GARDEN

Property Details

Entrance Hall

Living Room 10' 8" x 10' 9" (3.25m x 3.28m)

Dining Room 10' 8" x 11' 9" (3.25m x 3.58m)

Kitchen 7' 10" x 8' 2" (2.39m x 2.49m)

Bathroom 6' 8 x 8' 2" (1.83m 8 x 2.49m)

First Floor

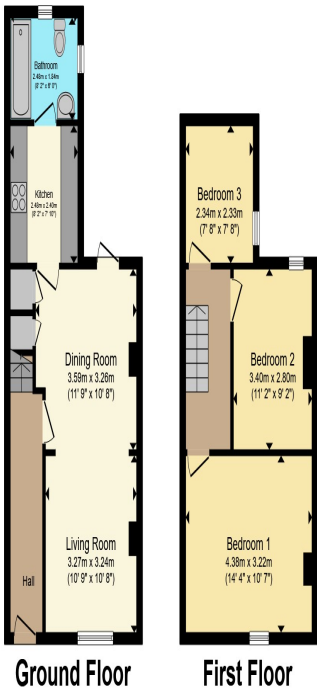
Bedroom Three 7' 8" x 7' 8" (2.34m x 2.34m)

Bedroom Two 9' 2" x 11' 2" (2.79m x 3.40m)

Bedroom One 10' 7" x 14' 4" (3.23m x 4.37m)

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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Property Ref: CCH308872 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: B

Total floor area 75.9 m² (817 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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