Connells

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For Sale

Offers in the region of **£250,000 Freehold**



Harwich Road Colchester CO4 3DN

A well-positioned two-bedroom semi-detached home set back from Harwich Road, offering generous outdoor space, off-road parking and a garage. Conveniently located for Colchester city centre, mainline stations and the A12, making it ideal for commuters and first-time buyers alike.

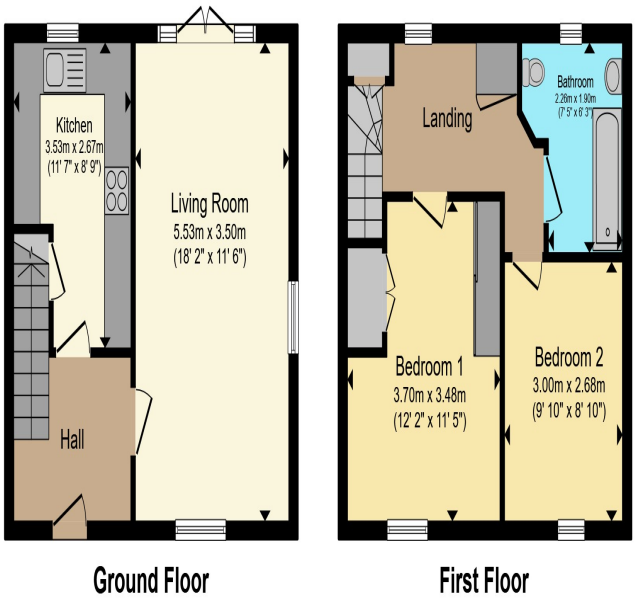
- Energy Rating: C
- NO ONWARD CHAIN
- SET BACK FROM THE ROAD
- GENEROUS AND PRIVATE PLOT
- SPACIOUS LOUNGE

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Property Details

Entrance Hall
Kitchen 8' 9" x 11' 7" (2.67m x 3.53m)
Lounge 11' 6" x 18' 2" (3.51m x 5.54m)
First Floor
Bedroom Two 8' 10" x 9' 10" (2.69m x 3.00m)
Bedroom One 11' 5" x 12' 2" (3.48m x 3.71m)
Bathroom







To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308902 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

Total floor area 69.3 m² (746 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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