

For Sale

£400,000 Freehold



Bellona Way COLCHESTER CO2 9GS

GUIDE PRICE: £400,000 - £425,000

A stylish, impeccably finished home with space, comfort and a stunning top-floor master suite in a prime Bellona Way location.

- Energy Rating: B
- AS GOOD AS NEW - 4 YEARS NHBC WARRANTY
- FINISHED TO AN EXCELLENT STANDARD THROUGHOUT
- STYLISH THREE-STOREY HOME
- SPACIOUS AND COMFORTABLE LOUNGE

Property Details

Entrance Hall

Living Room 10' 11" x 14' 7" (3.33m x 4.45m)

Kitchen 10' 6" x 12' 7" (3.20m x 3.84m)

Utility 3' 8" x 6' 8" (1.12m x 2.03m)

Cloakroom

First Floor

Bedroom Three 7' 7" x 10' 2" (2.31m x 3.10m)

Bathroom 7' x 7' 5" (2.13m x 2.26m)

Bedroom Two 9' 6" x 14' 2" (2.90m x 4.32m)

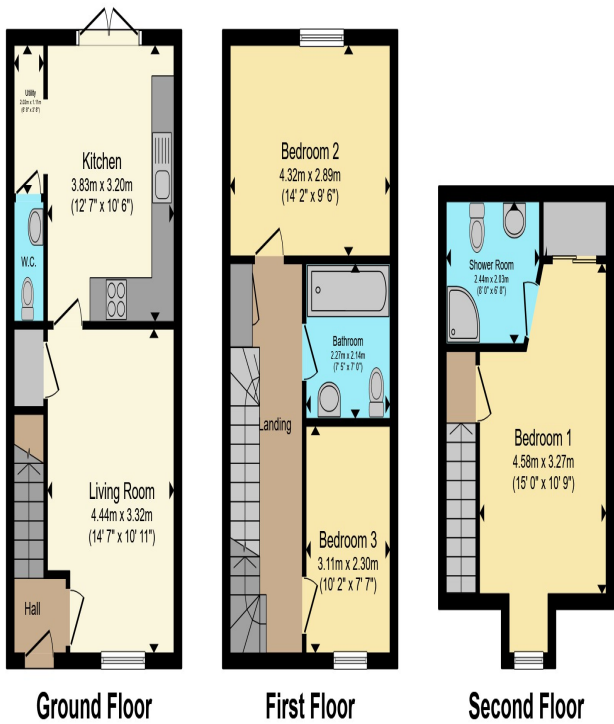
Second Floor

Bedroom One 10' 9" x 18' 3" (3.28m x 5.56m)

En-Suite Shower Room 6' 8" x 8' (2.03m x 2.44m)

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: CCH308868 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: D

Total floor area 96.0 m² (1,033 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. 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. 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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