

For Sale

£400,000 Freehold



Berechurch Road Colchester CO2 7QB

Offered with No Onward Chain, this recently built three-bedroom detached bungalow enjoys a private gated position just off Berechurch Road, combining stylish open-plan living, a secluded rear garden and ample off-road parking in a tucked-away yet highly convenient location.

- Energy Rating: B
- OFFERED WITH NO ONWARD CHAIN
- RECENTLY BUILT DETACHED BUNGALOW
- PRIVATE GATED DEVELOPMENT
- THREE WELL-PROPORTIONED BEDROOMS

Property Details

Entrance Hall

Kitchen / Dining / Living Room 15' 8" x 25' 5" (4.78m x 7.75m)

Bedroom Three 7' 11" x 9' 6" (2.41m x 2.90m)

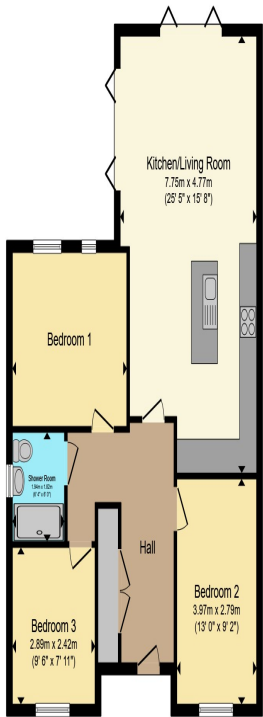
Shower Room

Bedroom Two 9' 2" x 13' (2.79m x 3.96m)

Bedroom One

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.



To view this property please contact Connells on

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Property Ref: CCH308983 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: Deleted

Total floor area 84.7 m² (911 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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