

## For Sale

Offers in excess of **£190,000** Freehold



## New Park Street COLCHESTER CO1 2NA

Offered with no onward chain, this two bedroom home would making an excellent first time buy or a great purchase for those looking for a convenient lifestyle.

- Energy Rating: D
- NO ONWARD CHAIN
- TWO BEDROOM HOME
- SPACIOUS LOUNGE
- FITTED KITCHEN

# Property Details

**Living Room** 11' x 20' 4" ( 3.35m x 6.20m )

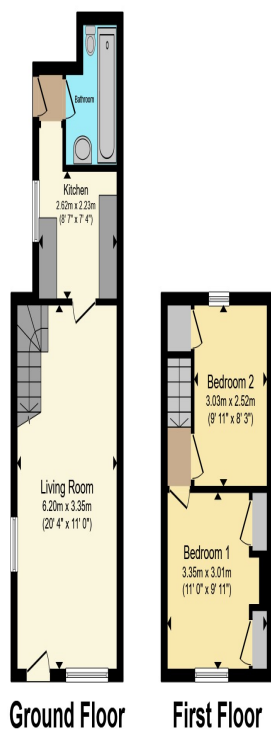
**Kitchen** 7' 4" x 8' 7" ( 2.24m x 2.62m )

**Bathroom**

**First Floor**

**Bedroom Two** 8' 3" x 9' 11" ( 2.51m x 3.02m )

**Bedroom One** 9' 11" x 11' ( 3.02m x 3.35m )



To view this property please contact Connells on

**T 01206 547 431**  
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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308628 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

Total floor area 52.8 m<sup>2</sup> (568 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](http://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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