Connells

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For Sale

Guide Price **£350,000** **Freehold**

Sophy Way COLCHESTER CO4 6AH

GUIDE PRICE; £350,000 - £375,000

A stylish three-bedroom end-terrace home on the popular Chesterwell development, featuring an en-suite, private garden and carport parking, ideally located for local amenities, schools and excellent transport links.

- Energy Rating: B
- THREE BEDROOM END-TERRACE HOME
- SOUGHT-AFTER CHESTERWELL DEVELOPMENT
- EN-SUITE TO PRINCIPAL BEDROOM
- STYLISH KITCHEN/DINING ROOM

Property Details

Entrance Hall
Cloakroom
Living Room 11' 9" x 18' (3.58m x 5.49m)
Kitchen / Dining Room 9' 10" x 18' (3.00m x 5.49m)
First Floor
Bedroom Three 7' 8" x 9' 8" (2.34m x 2.95m)
Bedroom Two 10' 1" x 10' 1" (3.07m x 3.07m)
Bathroom
Bedroom One 10' x 11' 3" (3.05m x 3.43m)
En-Suite 4' 11" x 6' 3" (1.50m x 1.91m)
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"

Ground Floor First Floor

Total floor area 92.5 m² (996 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

To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308874 - 0005

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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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