

## For Sale

## £300,000 Freehold



### Three Crowns Road Colchester CO4 5AD

A charming and versatile home on the sought after Three Crowns Road, offering spacious accommodation, character features and a beautifully maintained garden. Ideally located within walking distance of Colchester North Station and the city centre. Ideal for commuters and first time buyers.

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- Energy Rating: D
- CHARACTERFUL AND CHARMING PERIOD HOME
- TWO SPACIOUS DOUBLE BEDROOMS
- DUAL ASPECT PRINCIPAL BEDROOM
- MULTIPLE RECEPTION ROOMS

# Property Details

## Entrance Hall

**Living Room** 11' 8" x 12' 8" ( 3.56m x 3.86m )

**Dining Room** 10' 3" x 11' 6" ( 3.12m x 3.51m )

**Kitchen** 9' 9" x 9' 11" ( 2.97m x 3.02m )

## Lobby

## Cloakroom

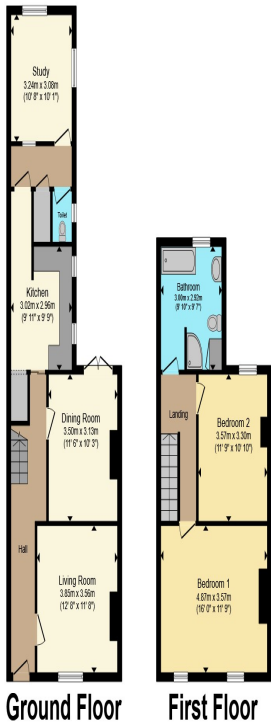
**Study / Bedroom / Hobby** 10' 1" x 10' 8" ( 3.07m x 3.25m )

## First Floor

**Bedroom Two** 10' 10" x 11' 9" ( 3.30m x 3.58m )

**Bathroom** 9' 7" x 9' 10" ( 2.92m x 3.00m )

**Bedroom One** 11' 9" x 16' ( 3.58m x 4.88m )



To view this property please contact Connells on

**T 01206 547 431**  
**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308887 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

Total floor area 108.4 m<sup>2</sup> (1,166 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.



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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