

## For Sale

Offers in excess of **£260,000** Freehold



## Kendall Road COLCHESTER CO1 2BN

A bright three-bedroom home on Kendall Road with a spacious lounge, open dining area, fitted kitchen, modern bathroom and a generous garden, set in a popular Colchester neighbourhood with great amenities and strong commuter links to mainline stations and the A12.

- Energy Rating: E
- SPACIOUS THREE-BEDROOM FAMILY HOME
- BRIGHT LOUNGE WITH OPEN DINING AREA
- FITTED KITCHEN AND MODERN BATHROOM
- WELL-PROPORTIONED REAR GARDEN

# Property Details

## Entrance Hall

**Living Room** 10' 8" x 10' 9" ( 3.25m x 3.28m )

**Dining Room** 10' 8" x 11' 9" ( 3.25m x 3.58m )

**Kitchen** 7' 10" x 8' 2" ( 2.39m x 2.49m )

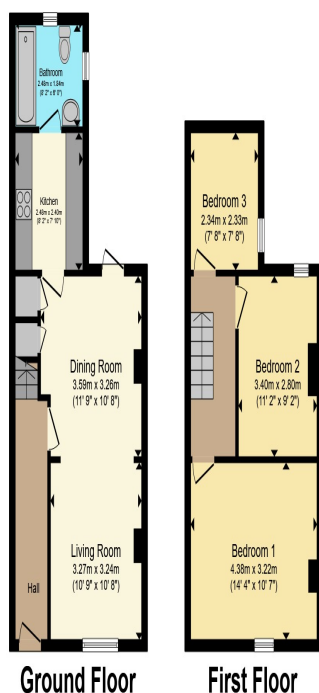
**Bathroom** 6' 8 x 8' 2" ( 1.83m x 2.49m )

## First Floor

**Bedroom Three** 7' 8" x 7' 8" ( 2.34m x 2.34m )

**Bedroom Two** 9' 2" x 11' 2" ( 2.79m x 3.40m )

**Bedroom One** 10' 7" x 14' 4" ( 3.23m x 4.37m )



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: CCH308872 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: B

Total floor area 75.9 m<sup>2</sup> (817 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. Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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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