

For Sale

**£210,000** Leasehold



## John Mace Road Colchester CO2 8WW

Offered with no onward chain, this well presented and comfortable coach house would make an ideal downsize, investment or first time buy.

- Energy Rating: C
- NO ONWARD CHAIN
- TWO BEDROOM COACH HOUSE
- PRIVATE GARAGE
- POPULAR LOCATION

# Property Details

**Entrance Hall**

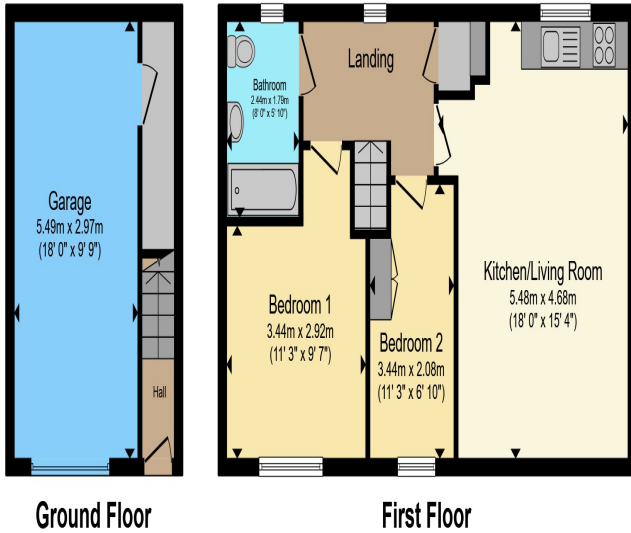
**Stairs To Landing**

**Kitchen / Living Room** 15' 4" x 18' ( 4.67m x 5.49m )

**Bedroom Two** 6' 10" x 11' 3" ( 2.08m x 3.43m )

**Bathroom**

**Bedroom One** 9' 7" x 11' 3" ( 2.92m x 3.43m )



Total floor area 76.1 m<sup>2</sup> (819 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)



To view this property please contact Connells on

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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308765 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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