

For Sale

Guide Price **£210,000** Leasehold



Paxman Avenue Colchester CO2 9DD

A must view home, situated in a sought after area, offering off road parking and a spacious garden.

- Energy Rating: C
- TWO BEDROOM HOME
- FITTED KITCHEN
- SPACIOUS LOUNGE
- PRIVATE GARDEN

Property Details

Entrance Hall

Lounge 12' 3" x 12' 3" (3.73m x 3.73m)

Bedroom One 8' 8" x 15' 4" (2.64m x 4.67m)

Bedroom Two 8' 8" x 15' 5" (2.64m x 4.70m)

Bathroom

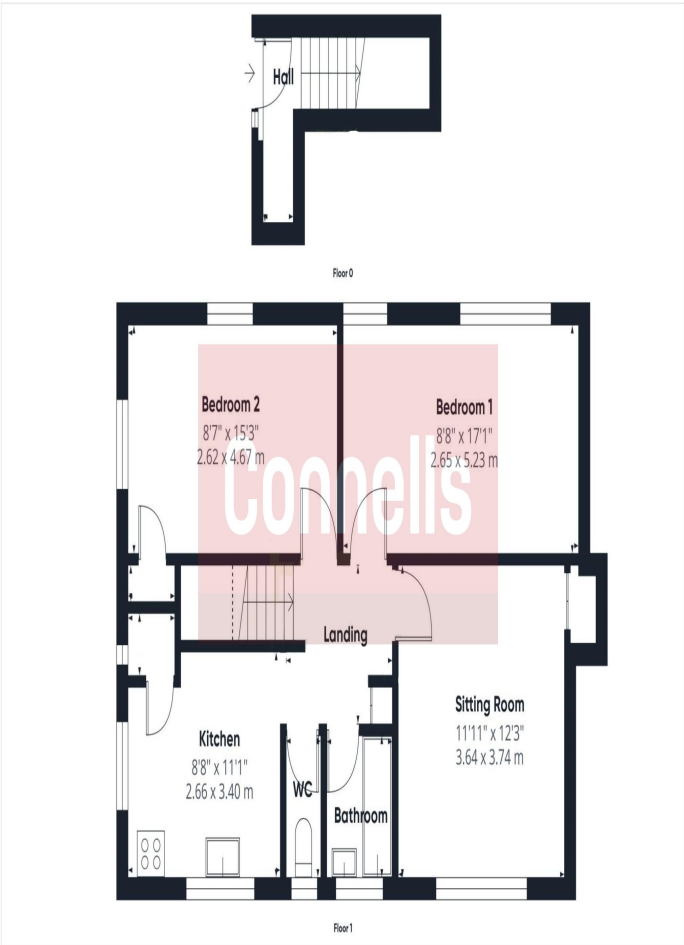
Wc

Kitchen 8' 10" x 11' (2.69m x 3.35m)

External

Off Road Parking

Garden



To view this property please contact Connells on

T 01206 547 431
E colchester@connells.co.uk

3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308703 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 230.11

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 1991. Should you require 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.

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.