

## For Sale

Offers in excess of **£400,000** Freehold



## Wallis Court Colchester CO3 9XU

A versatile home in a quiet cul-de-sac, set on a generous corner plot with wraparound gardens, garage access and ample parking. With excellent A12 access, strong commuter links and close proximity to Stanway's wide range of amenities, it offers a superbly convenient and desirable opportunity.

Energy Rating: C

QUIET CUL-DE-SAC POSITION IN LEXDEN

GENEROUS CORNER PLOT WITH WRAPAROUND GARDENS

VERSATILE LAYOUT SUITABLE FOR FAMILY LIVING & HOME WORKING

GARAGE ACCESS PLUS AMPLE PARKING FOR MULTIPLE VEHICLES

# Property Details

## Porch

**Living Room** 17' 5" x 23' 11" ( 5.31m x 7.29m )

**Study** 6' 11" x 8' 11" ( 2.11m x 2.72m )

**Conservatory** 11' 7" x 13' 7" ( 3.53m x 4.14m )

**Kitchen** 12' x 17' 5" ( 3.66m x 5.31m )

**Utility Room** 6' 6" x 6' 7" ( 1.98m x 2.01m )

## Shower Room

## First Floor

**Bedroom Three** 5' 11" x 8' 11" ( 1.80m x 2.72m )

## Bathroom

**Bedroom Two** 8' 11" x 10' 8" ( 2.72m x 3.25m )

**Bedroom One** 8' 6" x 10' 5" ( 2.59m x 3.17m )

## External

**Corner Plot Garden**

**Detached Garage**

**Ample Off Road Parking**



To view this property please contact Connells on

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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308847 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: D

Total floor area 118.6 m<sup>2</sup> (1,277 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)



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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