

For Sale

Guide Price **£350,000** Freehold



Cherry Tree Cottage Stanway Green Stanway Colchester CO3 0QZ

***GUIDE PRICE: £350,000 -
£375,000***

Situated in the picturesque Stanway Green this Charming Grade II Listed Cottage provides an oasis of open gardens and outside space perfect for those looking for a tranquil cottage minutes from fantastic amenities and the A12.

- Energy Rating: Exempt
- GRADE II LISTED
- CHARMING SEMI-DETACHED COTTAGE
- EXTENSIVE GARDENS
- 2/3 BEDROOMS

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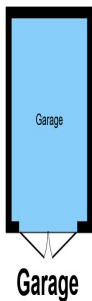


Property Details

- Hall 5' 8" x 6' (1.73m x 1.83m)
- Lounge 11' 1" x 12' 6" (3.38m x 3.81m)
- Kitchen 7' 6" x 11' 5" (2.29m x 3.48m)
- Dining Room 9' 7" x 14' 3" (2.92m x 4.34m)
- Bathroom 4' 3" x 6' 7" (1.30m x 2.01m)
- Bedroom One 11' 1" x 12' 6" (3.38m x 3.81m)
- Bedroom Two 13' 7" x 7' 2" (4.14m x 2.18m)
- Landing/Bedroom Three 12' 9" x 7' 5" (3.89m x 2.26m)

Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308507 - 0008

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: C

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.focalagent.com

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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