

## For Sale

## £425,000 Freehold



### Berechurch Road Colchester CO2 7QB

Offered with No Onward Chain, this recently built three-bedroom bungalow enjoys a private gated position just off Berechurch Road, offering modern open-plan living and a secluded rear garden. A move-in ready home with ample parking, tucked away yet conveniently located for local amenities.

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- Energy Rating: B
- OFFERED WITH NO ONWARD CHAIN
- RECENTLY BUILT DETACHED BUNGALOW
- PRIVATE GATED POSITION OFF BERECHURCH ROAD
- THREE GENEROUS BEDROOMS



# Property Details

**Entrance Hall**

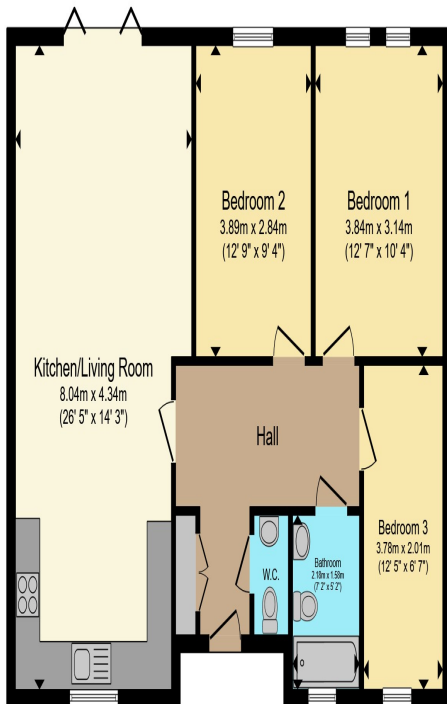
**Cloakroom**

**Kitchen / Dining / Living Room** 14' 3" x 26' 5" ( 4.34m x 8.05m )

**Bedroom Two** 9' 4" x 12' 9" ( 2.84m x 3.89m )

**Bedroom One** 10' 4" x 12' 7" ( 3.15m x 3.84m )

**Bedroom Three** 6' 7" x 12' 5" ( 2.01m x 3.78m )



Total floor area 82.5 m<sup>2</sup> (889 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. 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)



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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308984 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: Deleted

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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