

For Sale

Offers in excess of **£500,000** Freehold



Villa Road Stanway Colchester CO3 0RN

A hidden gem on Villa Road offering over 1700 sq ft, a bespoke kitchen, three double bedrooms and a brilliant garden packed with versatile outbuildings.

With great schools, shops and A12 links nearby, this unique Stanway home delivers space, flexibility and serious lifestyle appeal.

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Property Details

Entrance Porch

Hall / Reception Room

Boot Room 6' x 8' 11" (1.83m x 2.72m)

Lounge 19' 6" x 20' 3" (5.94m x 6.17m)

Dining Room 10' 10" x 18' 6" (3.30m x 5.64m)

Kitchen 14' x 15' 9" (4.27m x 4.80m)

Hallway

Wc

Dressing Room 6' 11" x 7' 8" (2.11m x 2.34m)

Bathroom 9' x 9' 11" (2.74m x 3.02m)

Bedroom Two 10' 3" x 13' 7" (3.12m x 4.14m)

Bedroom One 10' x 21' 10" (3.05m x 6.65m)

External

Driveway

Rear Garden

Shed / Workshop

Games Room

Gym

Office



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: CCH308781 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: D

Total floor area 166.3 m² (1,790 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



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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