

For Sale

£575,000 Freehold



Priory Cottages Hardys Green Birch COLCHESTER CO2 0NX

Enjoying a tranquil semi-rural setting, this unique character home boasts versatile accommodation, impressive outbuildings and a fantastic rear garden.

- Energy Rating: Awaited
- Three-bedroom character home in a desirable semi-rural village setting
- Spacious lounge and additional family room
- Fitted kitchen, separate dining room and utility room
- En-suite to principal bedroom and family bathroom

Property Details

Entrance Porch

Hallway

Living Room 11' x 16' 7" (3.35m x 5.05m)

Family Room 9' 7" x 13' (2.92m x 3.96m)

Kitchen 7' 11" x 14' 8" (2.41m x 4.47m)

Dining Room 11' 3" x 18' 2" (3.43m x 5.54m)

Utility Room

Cloakroom

First Floor

Bedroom One 7' 11" x 14' 7" (2.41m x 4.45m)

Bedroom Two 8' 2" x 16' 8" (2.49m x 5.08m)

Bathroom

Bedroom Three 11' 5" x 14' (3.48m x 4.27m)

En-Suite

External

Front Garden

Ample Parking

Rear Garden

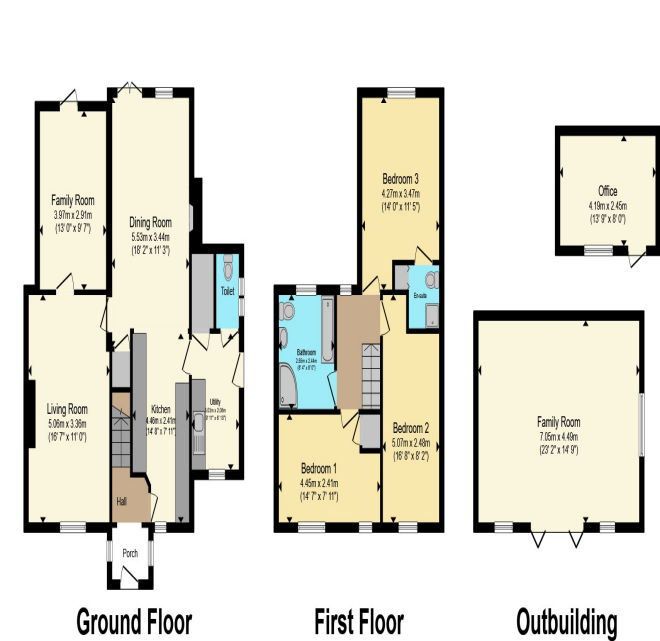
Office 8' x 13' 9" (2.44m x 4.19m)

Family / Games Room 14' 9" x 23' 2" (4.50m x 7.06m)

Gated Hard Standing Area

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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Property Ref: CCH307405 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

Total floor area 166.5 m² (1,792 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 or services and it is in the buyers interest to check the working condition of any appliances.

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