

For Sale

£290,000 Freehold



Marsden Court Twining Road Colchester CO3 9XQ

A charming home in the sought-after Westlands, offering bright living space, three bedrooms, a generous garden, off-road parking and a garage en bloc. Set in a peaceful, well-connected area close to schools, shops, green space and excellent local amenities.

- Energy Rating: Awaited
- POPULAR WESTLANDS LOCATION
- WALKING DISTANCE TO WESTLANDS PARK
- BRIGHT LIVING ROOM AND SUN LOUNGE
- MODERN FITTED KITCHEN

Property Details

Entrance Hall

Living Room 11' 7" x 15' 1" (3.53m x 4.60m)

Kitchen 9' x 14' 6" (2.74m x 4.42m)

Sun Lounge / Dining Room

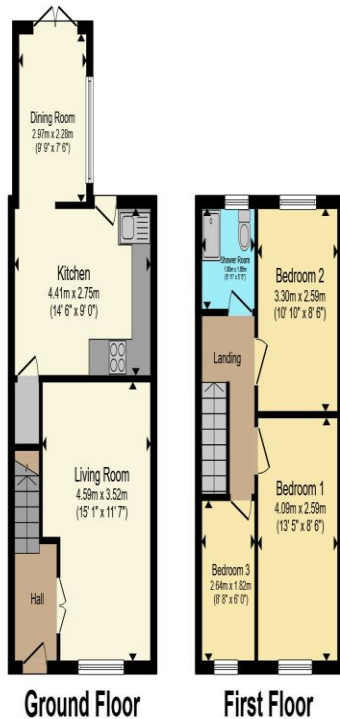
First Floor

Bedroom Three 6' x 8' 8" (1.83m x 2.64m)

Bedroom Two 8' 6" x 10' 10" (2.59m x 3.30m)

Shower Room 5' 5" x 5' 11" (1.65m x 1.80m)

Bedroom One 8' 6" x 13' 5" (2.59m x 4.09m)



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308895 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: D

Total floor area 71.9 m² (774 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.



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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