

## For Sale

## £120,000



## Grange Farm Park Whitehall Road Colchester CO2 8AL

A two-bedroom park home on Grange Farm Park offered with no onward chain. Set on Whitehall Road, it's close to shops, healthcare facilities and transport links.

- Energy Rating: Exempt
- TWO BEDROOM PARK HOME ON GRANGE FARM PARK
- NO ONWARD CHAIN
- SPACIOUS RECEPTION ROOM
- FITTED KITCHEN

# Property Details

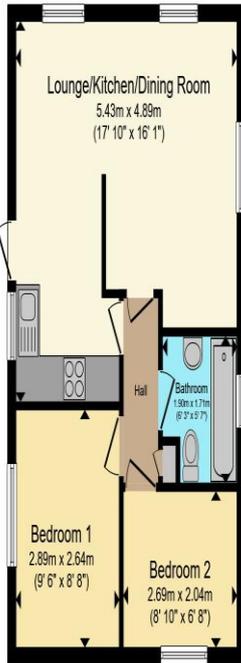
**Lounge / Kitchen / Dining Room** 16' 1" x 17' 10" ( 4.90m x 5.44m )

**Hallway**

**Bathroom** 5' 7" x 6' 3" ( 1.70m x 1.91m )

**Bedroom Two** 6' 8" x 8' 10" ( 2.03m x 2.69m )

**Bedroom One** 8' 8" x 9' 6" ( 2.64m x 2.90m )



**Floor Plan**

Total floor area 46.1 m<sup>2</sup> (496 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](http://www.propertybox.io)



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308704 - 0003

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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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