

For Sale

Guide Price **£325,000** Freehold



Belle Vue Road Colchester CO1 1XA

A unique three-bedroom detached home situated on the sought-after Belle Vue Road, offering spacious living accommodation, a generous rear garden, gated off-road parking and excellent access to Colchester City Centre and North Station, ideal for commuters.

- Energy Rating: E
- UNIQUE DETACHED HOUSE
- THREE WELL-PROPORTIONED BEDROOMS
- EDGE OF CITY CENTRE LOCATION
- SPACIOUS LIVING ROOM

Property Details

Entrance Hall

Living Room 11' 10" x 16' 6" (3.61m x 5.03m)

Dining Room 11' 8" x 11' 10" (3.56m x 3.61m)

Kitchen 7' 10" x 8' 11" (2.39m x 2.72m)

Utility Room 6' 10" x 7' 10" (2.08m x 2.39m)

Cloakroom

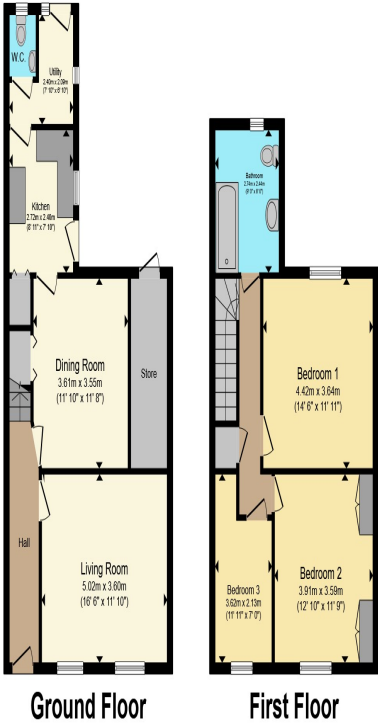
First Floor

Bedroom Three 7' x 11' 11" (2.13m x 3.63m)

Bedroom Two 11' 9" x 12' 10" (3.58m x 3.91m)

Bedroom One 11' 11" x 14' 6" (3.63m x 4.42m)

Bathroom



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308989 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: C

Total floor area 105.4 m² (1,134 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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