

Connells

Redwood Close
Colchester

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Colchester CO4 3PA

For Sale
£400,000







Property Description

This beautifully refurbished four/five-bedroom family home offers generous living space, excellent flexibility, ample off-road parking and a large wrap-around garden.

The ground floor features a spacious lounge, a modern kitchen/diner and a bright conservatory overlooking the garden.

There is also a large utility room offering excellent additional space, which could be used as a fifth bedroom, home office, playroom, gym or additional reception room, depending on the needs of the new owner.

A further converted garage provides another versatile room, currently used as a treatment room, giving the property even more flexibility.

The ground floor also benefits from a shower room with toilet, making the additional downstairs accommodation particularly useful for guests, older family members or anyone looking for ground-floor living.

Upstairs, there are four good-sized double bedrooms together with a well-sized family bathroom featuring a bath, separate shower and toilet.

Outside, the property offers ample off-road parking to the front, while the generous wrap-

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.

Entrance Porch

Cloakroom
2' 11" x 7' 9" (0.89m x 2.36m)
Utility Room / Bedroom Five
7' 11" x 15' 3" (2.41m x 4.65m)
Lounge
12' 4" x 17' 1" (3.76m x 5.21m)
Dining Area
10' 4" x 9' (3.15m x 2.74m)
Kitchen
11' 10" x 9' 4" (3.61m x 2.84m)
Rear Extension
8' 10" x 11' 9" (2.69m x 3.58m)

First Floor

Bedroom Two
9' 10" x 10' 10" (3.00m x 3.30m)
Bedroom Three
9' 4" x 9' 6" (2.84m x 2.90m)
Bathroom

Bedroom Four
8' 2" x 11' 2" (2.49m x 3.40m)
Bedroom One
11' 4" x 12' 4" (3.45m x 3.76m)











Total floor area 118.5 m² (1,275 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

Connells

To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

EPC Rating: E

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CCH308972

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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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