

For Sale

Guide Price **£280,000** Freehold



Brookside Close Colchester CO2 7LZ

Positioned close to Bourne Meadows, this three bedroom home set in a quiet residential close, offers excellent space as well as off road parking and a garage.

- Energy Rating: C
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- BRIGHT LOUNGE, FITTED KITCHEN AND CONSERVATORY
- WELL-PROPORTIONED BEDROOMS AND FAMILY BATHROOM
- GENEROUS REAR GARDEN

Property Details

Entrance Porch

Hallway

Living Room 11' 10" x 13' 3" (3.61m x 4.04m)

Kitchen 10' 9" x 14' 11" (3.28m x 4.55m)

Conservatory 10' x 13' 3" (3.05m x 4.04m)

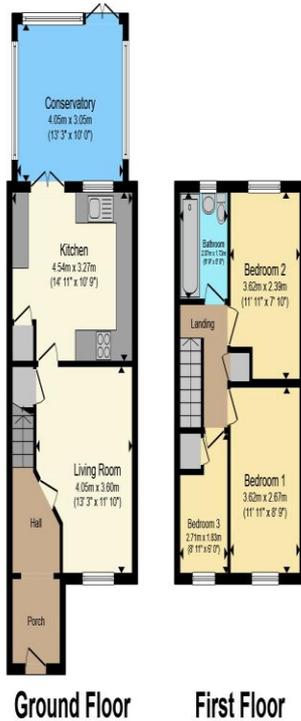
First Floor

Bedroom Three 6' x 8' 11" (1.83m x 2.72m)

Bedroom Two 7' 10" x 11' 11" (2.39m x 3.63m)

Bathroom 5' 8" x 6' 9" (1.73m x 2.06m)

Bedroom One 8' 9" x 11' 11" (2.67m x 3.63m)



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308827 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

Total floor area 83.1 m² (894 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. 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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