

Connells

Brisbane Way
Colchester

Brisbane Way
Colchester CO2 8UG

For Sale Guide Price
£325,000







Property Description

Situated within a quiet cul-de-sac on the ever-popular Brisbane Way, this substantially sized and larger than average family home offers exceptionally versatile accommodation, ideal for growing families or multi-generational living. The ground floor features a welcoming entrance hall, a spacious lounge/diner, fitted kitchen, conservatory, and a generous additional reception room which could equally serve as a formal dining room or fifth bedroom with its own wet room facilities in need of some modernisation. To the first floor are four well-proportioned bedrooms and a modern shower room.

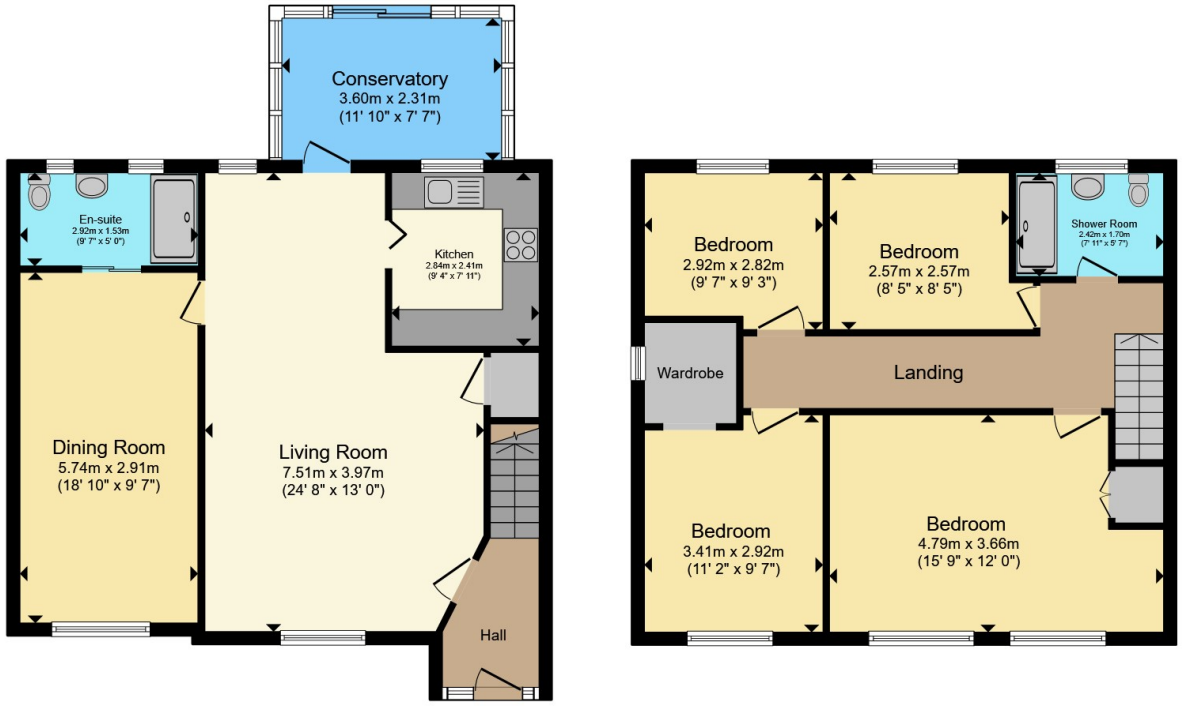
Outside, the property benefits from ample off-road parking to the front and a garage en-bloc, while the rear enjoys a good-sized enclosed garden, perfect for family life and entertaining.

Brisbane Way is conveniently positioned to the north of Colchester, offering excellent access to a range of local shops, schooling, leisure facilities and everyday amenities.

The location is particularly well placed for commuters, with easy access to the A12, Colchester's city centre and mainline railway stations providing direct services to London Liverpool Street. Combining generous living space, a peaceful cul-de-sac setting and superb connectivity, this is a fantastic opportunity to secure a versatile family home in a highly convenient location.







Ground Floor **First Floor**





Total floor area 137.5 m² (1,480 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: C

Council Tax Band: C

view this property online connells.co.uk/Property/CCH309034

Tenure: Freehold

The Property Ombudsman

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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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