

For Sale

Guide Price **£350,000** Freehold



Bellevue St. Annes Road Colchester CO4 0BL

A bespoke one off built property, ideal for those looking for a sizeable home or HMO potential.

- Energy Rating: B
- SUBSTANTIAL HOME
- NEWLY BUILT BY LONDON ARCHITECT
- EXCELLENT COMMUTER LINKS
- HMO OPPORTUNITY

# Property Details

## Entrance Hall

**Kitchen** 8' 8" x 13' 9" ( 2.64m x 4.19m )

**Lounge / Diner** 15' 5" x 17' 1" ( 4.70m x 5.21m )

## First Floor

**Bedroom Four** 7' 10" x 12' 11" ( 2.39m x 3.94m )

**Bedroom Two** 7' 10" x 17' 3" ( 2.39m x 5.26m )

## Shower Room

**Bedroom One** 9' 6" x 16' 1" ( 2.90m x 4.90m )

## Second Floor

**Bedroom Five** 7' 1" x 13' 5" ( 2.16m x 4.09m )

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

## Bathroom

Ground Floor Plan

First Floor Plan

Loft Plan



To view this property please contact Connells on

**T 01206 547 431**  
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COLCHESTER CO1 1DA

Property Ref: CCH308479 - 0006

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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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