

For Sale

£325,000 Freehold



## Rouse Way COLCHESTER CO1 2TT

A bright and well located family home on Rouse Way with generous living space, three good bedrooms, a great garden, easy access to amenities and commuter links.

- Energy Rating: C
- SPACIOUS FAMILY LIVING
- THREE WELL SIZED BEDROOMS
- EN SUITE TO MASTER
- MODERN KITCHEN AND DINING AREA

# Property Details

## Entrance Hall

**Living Room** 11' 9" x 19' 9" ( 3.58m x 6.02m )

## Wc

**Kitchen** 9' x 14' 10" ( 2.74m x 4.52m )

**Dining Room** 5' 8" x 12' 1" ( 1.73m x 3.68m )

## First Floor

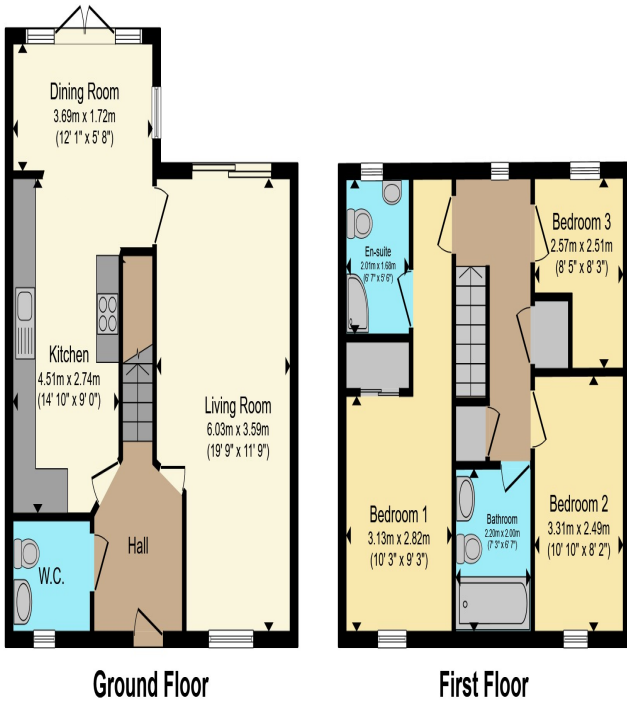
**Bedroom Three** 8' 3" x 8' 5" ( 2.51m x 2.57m )

**Bedroom Two** 8' 2" x 10' 10" ( 2.49m x 3.30m )

## Bathroom

**Bedroom One** 9' 3" x 10' 3" ( 2.82m x 3.12m )

## En-Suite



To view this property please contact Connells on

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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308728 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: D

Total floor area 97.0 m<sup>2</sup> (1,044 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](http://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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