

## For Sale

## £218,000 Leasehold



### Scarletts Road Colchester CO1 2HA

Well located home, ideal for the growing family and first time buyers alike. Situated nearby to many amenities!

- Energy Rating: D
- IDEAL FIRST TIME BUY
- THREE DOUBLE BEDROOMS
- CORNER PLOT GENEROUS GARDEN
- OFF ROAD PARKING

# Property Details

## Entrance Hall

**Bedroom** 9' 7" x 10' 7" ( 2.92m x 3.23m )

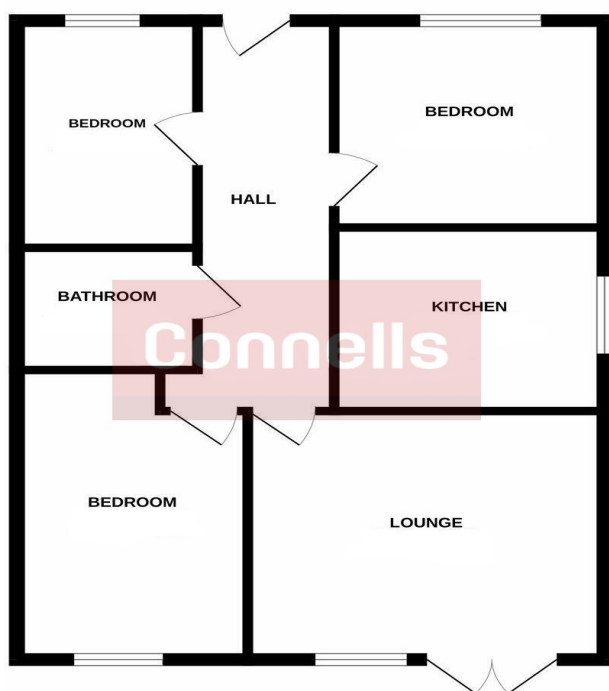
**Bedroom** 6' 9" x 13' 3" ( 2.06m x 4.04m )

**Bathroom** 6' 2" x 6' 5" ( 1.88m x 1.96m )

**Bedroom** 9' 7" x 14' 10" ( 2.92m x 4.52m )

**Kitchen** 8' 7" x 10' 7" ( 2.62m x 3.23m )

**Lounge** 11' 8" x 15' 4" ( 3.56m x 4.67m )



To view this property please contact Connells on

**T 01206 547 431**  
**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308724 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1488.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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