

For Sale

£270,000 Freehold



## Kingfisher Close COLCHESTER CO4 3FY

A beautifully presented two-bed home with a stunning garden, spacious conservatory and versatile converted garage in a prime Colchester location.

- Energy Rating: D
- IMMACULATELY PRESENTED TWO-BEDROOM SEMI
- SPACIOUS CONSERVATORY ADDING EXTRA LIVING SPACE
- MODERN KITCHEN WITH UNDERFLOOR HEATING
- BEAUTIFULLY LANDSCAPED REAR GARDEN

# Property Details

## Entrance Hall

**Living Room** 10' x 12' 9" ( 3.05m x 3.89m )

**Kitchen** 7' 10" x 13' 1" ( 2.39m x 3.99m )

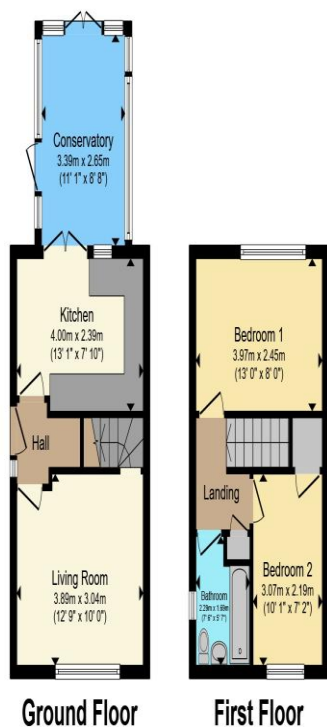
**Conservatory** 8' 8" x 11' 1" ( 2.64m x 3.38m )

## First Floor

**Bedroom Two** 7' 2" x 10' 1" ( 2.18m x 3.07m )

**Bathroom** 5' 7" x 7' 6" ( 1.70m x 2.29m )

**Bedroom One** 8' x 13' ( 2.44m x 3.96m )



To view this property please contact Connells on

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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308484 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

Total floor area 61.7 m<sup>2</sup> (664 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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