

## For Sale

## £250,000 Freehold



### Harsnett Road Colchester CO1 2HY

Offered with no onward chain, situated in popular location, this home presents an exceptional opportunity for those looking for a project.

- Energy Rating: D
- THREE BEDROOM HOME
- TWO SPACIOUS RECEPTION ROOMS
- FITTED KITCHEN
- FAMILY BATHROOM

# Property Details

## Entrance Hall

**Living Room** 12' x 12' ( 3.66m x 3.66m )

**Dining Room** 12' 8" x 12' 8" ( 3.86m x 3.86m )

**Kitchen** 8' 6" x 15' 1" ( 2.59m x 4.60m )

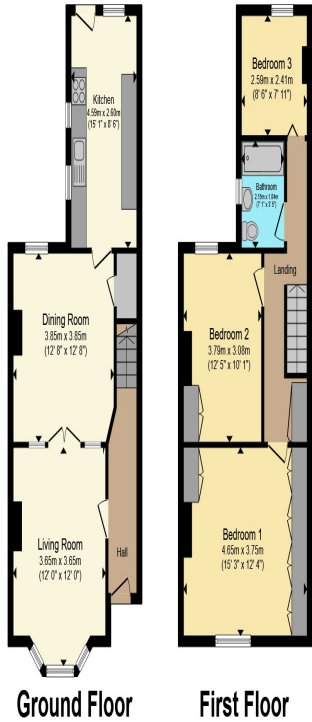
## First Floor

**Bedroom Three** 7' 11" x 8' 6" ( 2.41m x 2.59m )

## Bathroom

**Bedroom Two** 10' 1" x 12' 5" ( 3.07m x 3.78m )

**Bedroom One** 12' 4" x 15' 3" ( 3.76m x 4.65m )



To view this property please contact Connells on

**T 01206 547 431**  
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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308777 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: D

Total floor area 99.5 m<sup>2</sup> (1,072 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. 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.



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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