

For Sale

Offers in excess of **£325,000** Freehold



Harpers Hill Nayland Colchester CO6 4NT

A charming three-bedroom home on Harpers Hill with bright living space, a generous garden, ample parking and a superb versatile outbuilding. Perfectly placed in the highly desirable village of Nayland, known for its scenic surroundings, amenities and strong community feel.

- Energy Rating: Exempt
- THREE BEDROOM TERRACED HOME ON SOUGHT-AFTER HARPERS HILL
- POPULAR AND PICTURESQUE NAYLAND VILLAGE LOCATION
- BRIGHT LOUNGE / DINER AND FITTED KITCHEN
- GROUND FLOOR BATHROOM PLUS FIRST-FLOOR WC

Property Details

Entrance Hall

Lounge 11' 11" x 16' 5" (3.63m x 5.00m)

Kitchen 8' 8" x 16' 5" (2.64m x 5.00m)

Lobby

Bathroom 5' 7" x 6' 7" (1.70m x 2.01m)

First Floor

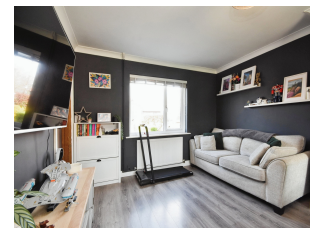
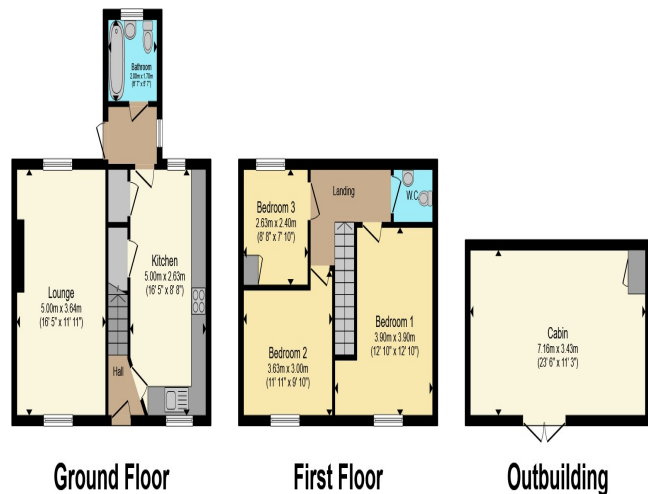
Bedroom Three 7' 10" x 8' 8" (2.39m x 2.64m)

Wc

Bedroom Two 9' 10" x 11' 11" (3.00m x 3.63m)

Bedroom One 12' 10" x 12' 10" (3.91m x 3.91m)

Outbuilding 11' 3" x 23' 6" (3.43m x 7.16m)



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308841 - 0002

Tenure:Freehold EPC Rating: Exempt

Council Tax Band: B

Total floor area 109.7 m² (1,180 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



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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