

For Sale

Guide Price **£270,000** Freehold



Barnardiston Road Colchester CO4 0DR

A spacious and extended three-bedroom home on Barnardiston Road, offering generous living space, off-road parking and a large rear garden, all set within a well-connected Colchester location with quick access to the A12 and mainline stations for effortless commuting.

- Energy Rating: D
- EXTENDED THREE BEDROOM HOME
- SPACIOUS LOUNGE
- GOOD SIZE KITCHEN
- ENTRANCE PORCH AND CLOAKROOM

Property Details

Entrance Hall

Cloakroom

Living Room 11' 3" x 28' 8" (3.43m x 8.74m)

Kitchen 10' 5" x 18' 3" (3.17m x 5.56m)

Lean To

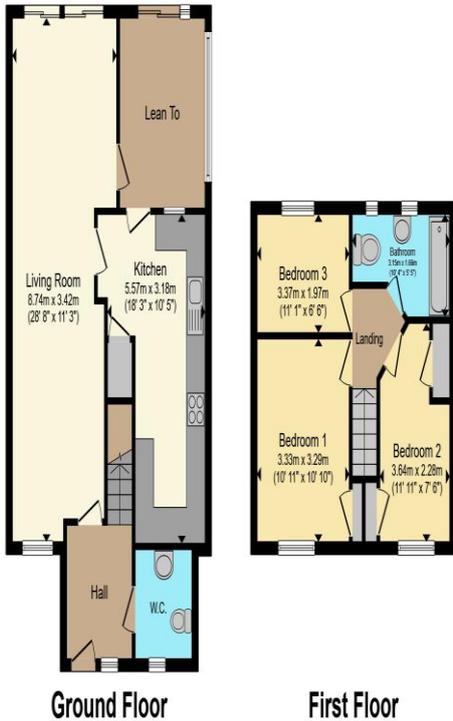
First Floor

Bedroom Three 6' 6" x 11' 1" (1.98m x 3.38m)

Bathroom

Bedroom Two 7' 6" x 11' 11" (2.29m x 3.63m)

Bedroom One 10' 10" x 10' 11" (3.30m x 3.33m)



To view this property please contact Connells on

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COLCHESTER CO1 1DA

Property Ref: CCH308818 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

Total floor area 96.9 m² (1,043 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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