

For Sale

£250,000 Freehold



## Military Road COLCHESTER CO1 2AT

This semi-detached home on Military Road offers two reception rooms, a fitted kitchen, two double bedrooms and a generous garden with a versatile outbuilding. With schools, the city centre and both train stations all a short walk away, it's ideal for first-time buyers, small families and commuters.

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- Energy Rating: E
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- FOUR PIECE FAMILY BATHROOM

# Property Details

**Sitting Room** 10' 9" x 10' 9" ( 3.28m x 3.28m )

**Lounge / Diner** 9' 6" x 9' 6" ( 2.90m x 2.90m )

**Kitchen** 7' 4" x 12' 4" ( 2.24m x 3.76m )

## First Floor

### Bathroom

**Bedroom Two** 7' x 12' 5" ( 2.13m x 3.78m )

**Bedroom One** 10' 7" x 11' 7" ( 3.23m x 3.53m )



To view this property please contact Connells on

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3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308822 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: B

Total floor area 68.8 m<sup>2</sup> (740 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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