

For Sale

£425,000 Freehold



Heath Road Colchester CO3 4DJ

A rare and characterful home on a generous plot, offering exceptional versatility and set within the ever-popular and peaceful surrounds of Lexden. Offered with no onward chain.

- Energy Rating: G
- NO ONWARD CHAIN
- GENEROUS 0.25 ACRE PLOT WITH DEVELOPMENT POTENTIAL
- HIGHLY VERSATILE AND FLEXIBLE LIVING ACCOMMODATION
- CHARACTERFUL 1920s HOME WITH PERIOD FEATURES

Property Details

Entrance Porch

Lobby

Living Room 11' 11" x 12' 10" (3.63m x 3.91m)

Hallway

Dining Room 11' 9" x 12' 5" (3.58m x 3.78m)

Additional Porch

Shower Room 6' 6" x 7' 6" (1.98m x 2.29m)

Kitchen 8' 4" x 11' 6" (2.54m x 3.51m)

Garden Room

First Floor

Bathroom 7' 8" x 10' 8" (2.34m x 3.25m)

Bedroom Two 9' 11" x 10' 10" (3.02m x 3.30m)

Bedroom One 11' 11" x 13' 3" (3.63m x 4.04m)

External

Front Garden

Ample Parking

Garage

Rear Garden



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308880 - 0002

Tenure:Freehold EPC Rating: G

Council Tax Band: D

Total floor area 111.3 m² (1,199 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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