

For Sale

£190,000 Freehold



## Artillery Street COLCHESTER CO1 2JJ

A well-located property on Artillery Street offered with no onward chain, presenting excellent potential for buyers or investors. Featuring open plan living, two double bedrooms and a courtyard garden, all within walking distance of the city centre, local amenities and Hythe mainline station.

- Energy Rating: D
- NO ONWARD CHAIN
- EXCELLENT INVESTMENT OR PROJECT OPPORTUNITY
- OPEN PLAN LOUNGE / DINING ROOM
- TWO DOUBLE BEDROOMS

# Property Details

**Living Room** 11' 1" x 11' 9" ( 3.38m x 3.58m )

**Dining Room** 8' 7" x 11' 8" ( 2.62m x 3.56m )

**Cloakroom**

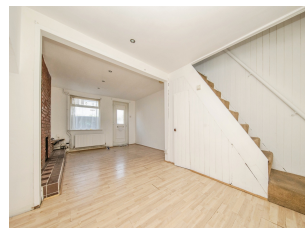
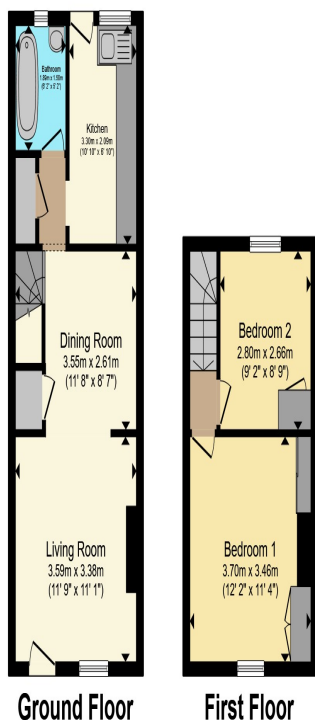
**Bathroom**

**Kitchen** 6' 10" x 10' 10" ( 2.08m x 3.30m )

**First Floor**

**Bedroom Two** 8' 9" x 9' 2" ( 2.67m x 2.79m )

**Bedroom One** 11' 4" x 12' 2" ( 3.45m x 3.71m )



To view this property please contact Connells on

**T 01206 547 431**  
**E [colchester@connells.co.uk](mailto:colchester@connells.co.uk)**

3a High Street  
COLCHESTER CO1 1DA

Property Ref: CCH308958 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: B

Total floor area 56.9 m<sup>2</sup> (612 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.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)