

For Sale

Guide Price **£325,000** Freehold



Bellevue St. Annes Road Colchester CO4 0BL

GUIDE PRICE: £325,000 - £350,000

A bespoke one off built property, ideal for those looking for a sizeable home or HMO potential.

- Energy Rating: B
- SUBSTANTIAL HOME
- NEWLY BUILT BY LONDON ARCHITECT
- EXCELLENT COMMUTER LINKS
- HMO OPPORTUNITY

Property Details

Entrance Hall

Kitchen 8' 8" x 13' 9" (2.64m x 4.19m)

Lounge / Diner 15' 5" x 17' 1" (4.70m x 5.21m)

First Floor

Bedroom Four 7' 10" x 12' 11" (2.39m x 3.94m)

Bedroom Two 7' 10" x 17' 3" (2.39m x 5.26m)

Shower Room

Bedroom One 9' 6" x 16' 1" (2.90m x 4.90m)

Second Floor

Bedroom Five 7' 1" x 13' 5" (2.16m x 4.09m)

Bedroom Three 11' 11" x 14' 6" (3.63m x 4.42m)

Bathroom

Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"

Ground Floor Plan

First Floor Plan

Loft Plan



To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

Property Ref: CCH308479 - 0007

Tenure:Freehold EPC Rating: B

Council Tax Band: B

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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