

Connells

Philbrick Close
Colchester

Philbrick Close
Colchester CO1 2GS

For Sale Guide Price
£290,000







Property Description

GUIDE PRICE: £290,000 - £300,000

A well-presented three bedroom home in Philbrick Close, Colchester, offered with no onward chain and set within a popular residential area known for its friendly community feel, good local schools and easy access to shops, green spaces and transport links.

The ground floor features an entrance hall, WC, a comfortable lounge and a bright kitchen diner opening onto the rear garden. Upstairs provides three bedrooms including a master with en suite and a modern family bathroom. The front offers off-road parking while the rear enjoys a good-sized private garden, ideal for outdoor dining and relaxation.

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.

Living Room
9' 7" x 12' 6" (2.92m x 3.81m)

Kitchen / Diner
10' 1" x 16' 10" (3.07m x 5.13m)

First Floor

Bedroom Three
7' x 7' 1" (2.13m x 2.16m)

Bedroom Two

8' x 9' 9" (2.44m x 2.97m)

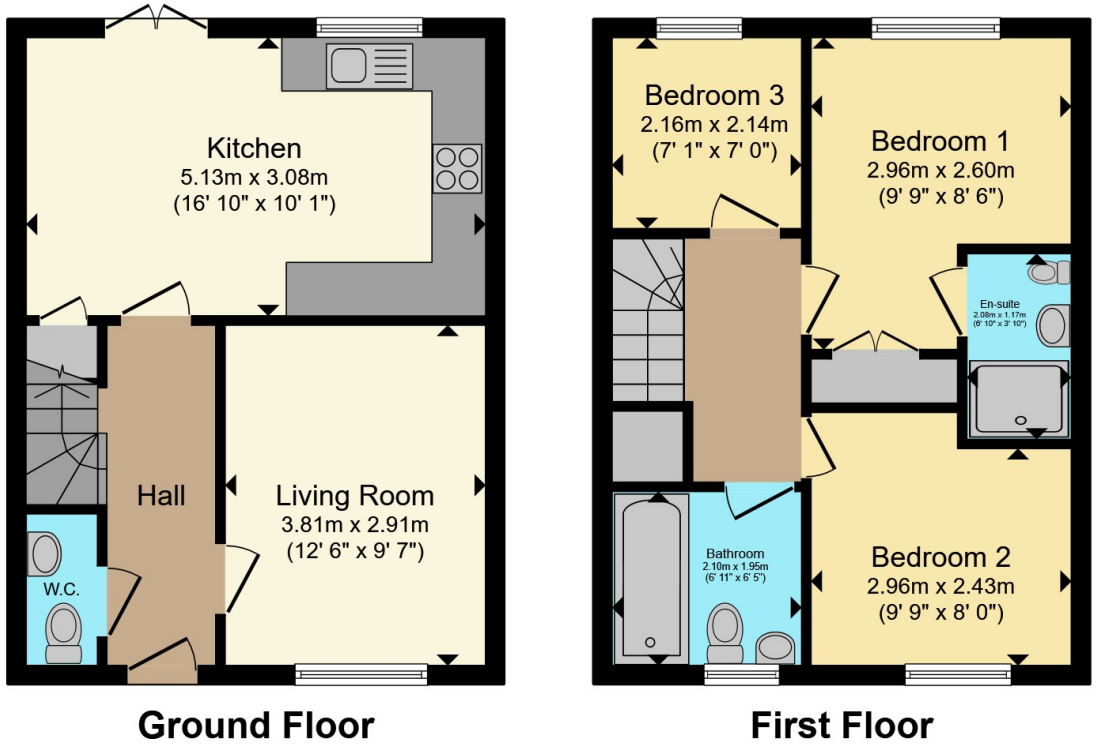
Family Bathroom

Bedroom One
8' 6" x 9' 9" (2.59m x 2.97m)

En-Suite







Ground Floor **First Floor**





Total floor area 72.1 m² (776 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

Connells

To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/CCH308900

Tenure: Freehold

The Property Ombudsman

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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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