

Connells

Port Lane
Colchester

Port Lane
Colchester CO1 2HL

for sale
£350,000







Property Description

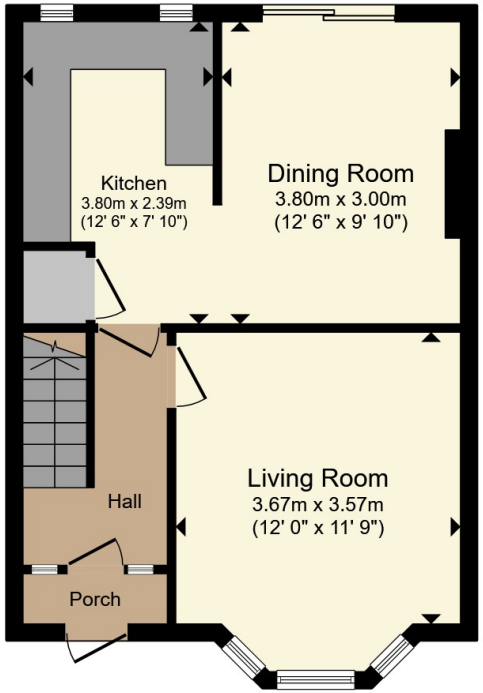
Perfect for family living, this attractive semi-detached home occupies a wonderful position on Port Lane, overlooking the recreation ground and enjoying a real sense of openness to the front. The property welcomes you with an entrance porch leading into a bright and inviting hallway, while the spacious bay-fronted lounge provides a comfortable place to relax. To the rear, the fitted kitchen flows into the dining room, creating an ideal space for everyday living and entertaining, with access opening onto the generous rear garden.

Upstairs, there are three well-proportioned bedrooms, including a particularly generous principal bedroom, alongside a family bathroom. Outside, the excellent-sized garden offers plenty of space for children to play, keen gardeners to enjoy, or simply to unwind during the warmer months.

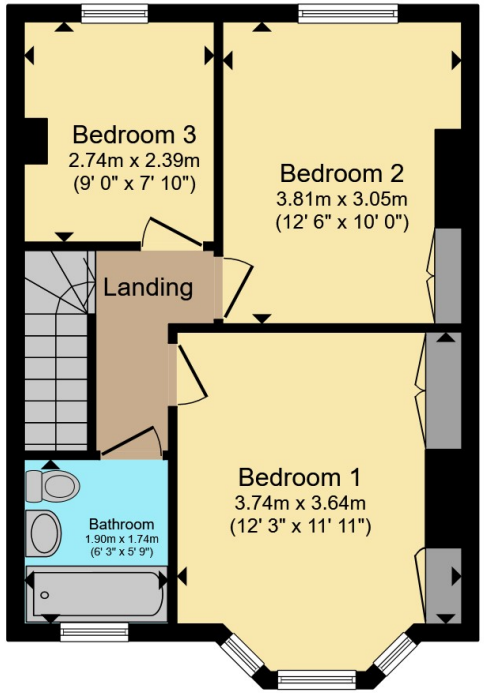
The location is a real highlight, with the recreation ground directly opposite and a range of local shops, schools and everyday amenities close by. Colchester city centre is easily accessible, offering an excellent selection of retail, leisure and dining facilities. For commuters, both Colchester and Hythe railway stations provide direct services to London Liverpool Street, while the nearby A12 offers convenient links to Chelmsford, the M25 and beyond. Combining a sought-after location with well-balanced accommodation, this is a home perfectly suited to modern family life.


COCKTAILS





Ground Floor



First Floor

Total floor area 85.3 m² (918 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





To view this property please contact Connells on

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3a High Street
COLCHESTER CO1 1DA

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/CCH309080

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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