



Beresfords

Guide Price £350,000 - £375,000

Freehold | 3 Bed | 2 Bath | House | Detached | Council Tax Band D | EPC B | Ref COS260022

Kirby Drive Colchester CO4 6BA

A well-presented three bedroom detached house, situated in the popular residential area of Kirby Drive, Colchester. This attractive property offers well-balanced accommodation, modern comforts, and practical external space, making it an ideal purchase for families and professionals alike.

- Three bedroom detached house
- Spacious lounge
- Kitchen / diner
- En-suite shower room and family bathroom
- Off-street parking
- Enclosed rear garden
- Situated in the popular residential area
- Conveniently positioned for access to local amenities, schools, and transport links

AGENTS NOTE:

Estate Service Charge: £403.85per annum



Scan the QR code for full details and key information on this property.





Beresfords - Colchester Sales

Beresfords Residential
145 High Street
Colchester
Essex
CO1 1PG

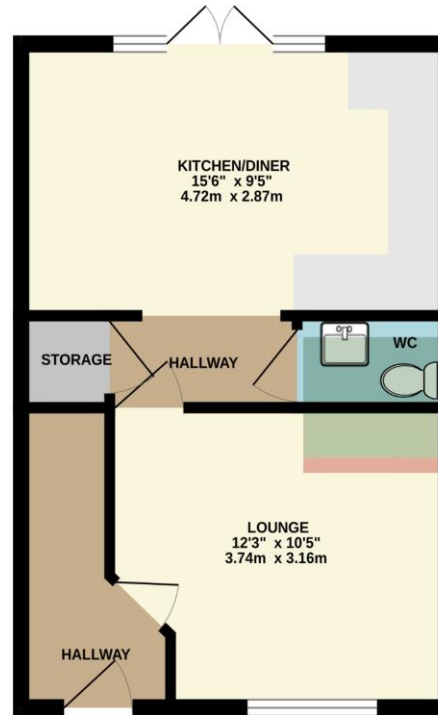
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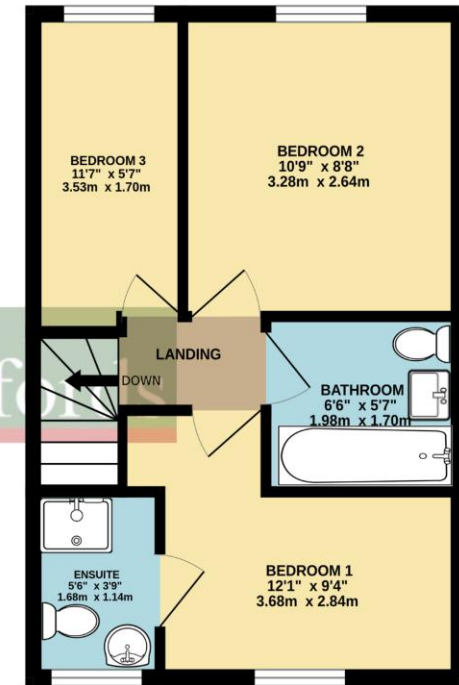
www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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