

Beresfords | Est 1968



Beresfords

Guide Price £325,000 - £350,000

Freehold | 3 Bed | 1 Bath | House | End of Terrace | Council Tax Band D | EPC C | Ref COS260044

Garrison Parade Colchester CO2 7GJ

Offered with NO ONWARD CHAIN, this well-presented three double bedroom townhouse is located within the popular Garrison area of Colchester, a short walk from Colchester Town station and the city centre. Benefits include a modern kitchen, spacious lounge / diner, private rear garden and off-road parking.

- No onward chain
- Three double bedroom townhouse
- Modern fitted kitchen with integrated appliances
- Spacious lounge / diner with French doors to the garden
- Ground floor cloakroom
- Family bathroom
- Large principal bedroom with built-in wardrobe occupying the second floor
- Enclosed rear garden with garden shed
- Off-road parking to the front
- Located within the popular Garrison development



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





Beresfords - Colchester Sales

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Room Dimensions

Ground Floor

Entrance Hall 14'4" x 6'5" (4.37m x 1.96m)

Kitchen 12'4" x 7'1" (3.76m x 2.16m)

Lounge / Diner 17'6" x 13'9" (5.33m x 4.2m)

First Floor

Landing 15'3" x 6'4" (4.65m x 1.93m)

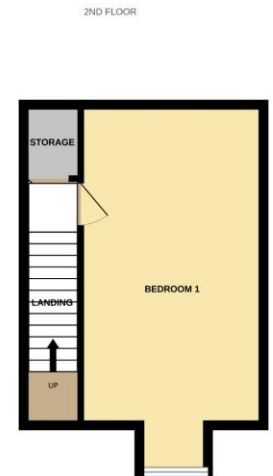
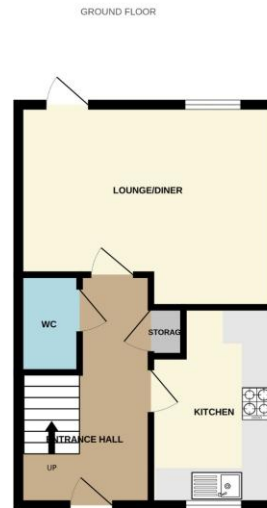
Bedroom Two 13'9" x 9' < 11'4" into door recess (4.2m x 2.74m < 3.45m)

Bedroom Three 10'2" x 7'2" (3.1m x 2.18m)

Family Bathroom 7'2" x 7'2" (2.18m x 2.18m)

Second Floor

Principal Bedroom 22'2" (max) x 10'4" (6.76m (max) x 3.15m)



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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