

Beresfords

Est 1968



Beresfords

Guide Price £240,000 - £250,000

Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band B | EPC C | Ref NBC260317

Harwich Road Colchester CO4 3DB

Offered with NO ONWARD CHAIN, this well-presented two / three bedroom Victorian semi-detached home boasts the unusual benefit of an EPC rating of C, making it more energy efficient than many period properties. The accommodation includes two reception rooms, a modern bathroom, and a substantial rear garden measuring over 100ft. Ideally situated for the University of Essex, Colchester city centre, and The Hythe railway station.

- NO ONWARD CHAIN
- Two / three bedroom Victorian semi-detached home
- Well-presented throughout
- Two spacious reception rooms
- Two double bedrooms
- Versatile third bedroom / home office
- Substantial rear garden measuring over 100ft
- Approximately 0.8 miles from The Hythe railway station
- Approximately 1.5 miles from the University of Essex
- Convenient access to Colchester city centre, local amenities and A12



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





Beresfords - Colchester Sales

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Colchester
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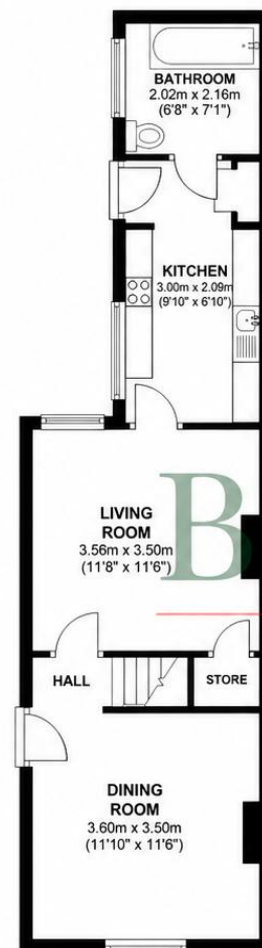
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

Approx. 41.5 sq. metres (446.5 sq. feet)



FIRST FLOOR

Approx. 37.5 sq. metres (403.8 sq. feet)



TOTAL AREA: APPROX. 79.0 SQ. METRES (850.3 SQ. FEET)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Plan produced using PlanUp.

Harwich Road, Colchester

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