ASHLEY BENNETT
ESTATE AGENTS

Asking Price Of £315,000

- NO CHAIN
- CLOSE TO TOWN CENTRE
- LARGE GARAGE
- PARKING FOR 6 CARS

Midland Close, Colchester, CO2 7RS

NO CHAIN / PERFECT LOCATION..... Nestled within a quiet cul-de-sac only a short walk from Colchester Town Centre sits this great size THREE bedrooms detached bungalow. Benefitting from a large 14ft Lounge, 12ft Kitchen, 13ft Master Bedroom with Fitted Wardrobes, Shower Room with separate W/C and two further good size bedrooms. Further benefits include a large 16ft Garage with Electric, Private and Secluded Garden and Off Street Parking for 6 Cars... Call now for your internal viewing.

Property Description

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ENTRANCE HALL	15' 9" x 3' 4" (4.8m x 1.02m)
LOUNGE	14' 6" x 12' 9" (4.42m x 3.89m)
KITCHEN	12' 9" x 8' 7" (3.89m x 2.62m)
MASTER BEDROOM	13' 1" x 12' 7" (3.99m x 3.84m)
BEDROOM TWO	11' 2" x 9' 4" (3.4m x 2.84m)
BEDROOM THREE	10' 5" x 9' 3" (3.18m x 2.82m)
SHOWER ROOM	6' 2" x 5' 7" (1.88m x 1.7m)
W/C	5' 5" x 3' 2" (1.65m x 0.97m)
GARDEN	30' (9.14m)
GARAGE	16' 7" x 8' 6" (5.05m x 2.59m)
PARKING	Parking for 6 Cars + Garage

Agents Note - Draft Details - Awaiting Vendors Approval

General Information

Council Tax Band: D, Approx £1,822 Per Annum

IMPORTANT NOTE TO PURCHASERS:
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

If floor plans where included, these may not be to scale, and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

LOCAL AUTHORITY
Colchester Council

POSTCODE FOR SATNAV
CO2 7RS

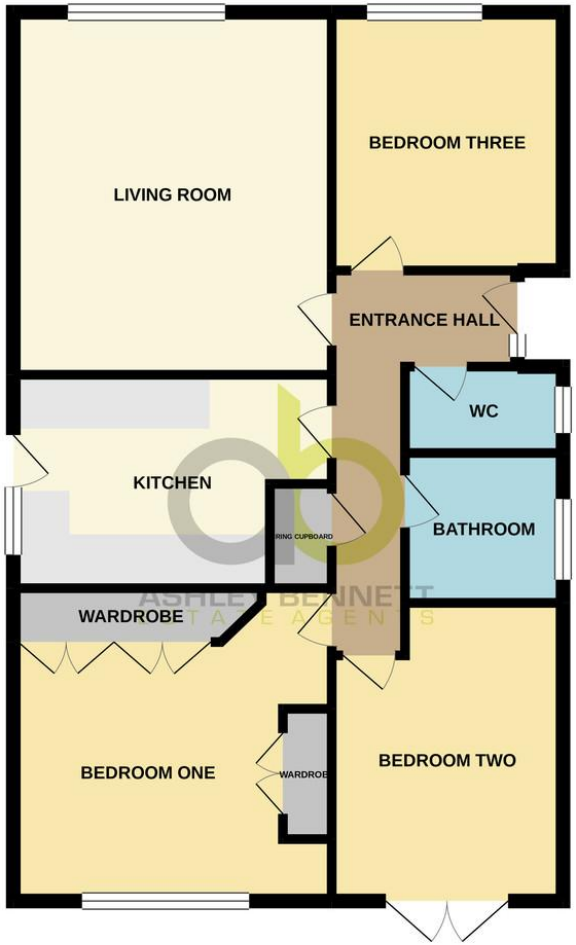
POSSESSION
Vacant possession upon completion

VIEWING
Viewing strictly by appointment through the Agent.

MORTGAGE INFORMATION
Ashley Bennett Estate Agents offers an independent in-house mortgage broker, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, this may well save you money and may even speed up the whole transaction.

DISCLAIMER
Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact our Independent Financial Adviser on 01375 502281 who is

GROUND FLOOR



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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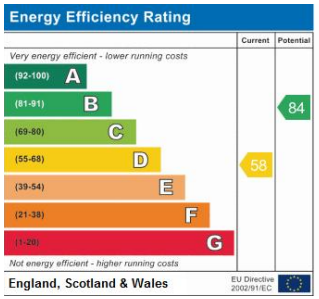
Authorised & Regulated by the Financial Conduct Authority.

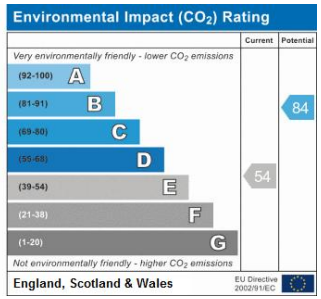
SURVEYS

Ashley Bennett Estate Agents can recommend a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. They can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this property or on any other property you might be considering, please contact us on 01375 502281.

RESIDENTIAL LETTINGS & MANAGEMENT

If you already have or are considering purchasing a property to let please contact our office for specialist advice or email info@ashley-bennett.co.uk





The Property Ombudsman

34 Orsett Road, Grays, Essex,
RM17 5EB

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements