



**PANTERA
PROPERTY**

10 North Park Road
Harrogate
HG1 5PG

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26 Priory Street , Colchester, CO1 2QA

Pantera Property offer to the market a three-bedroom mid terraced house, providing a rear garden.

Offers over £242,500

26 Priory Street

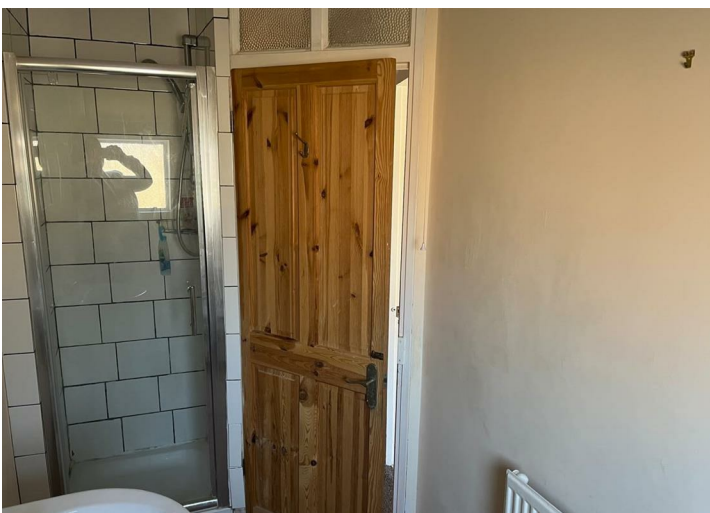
, Colchester, CO1 2QA

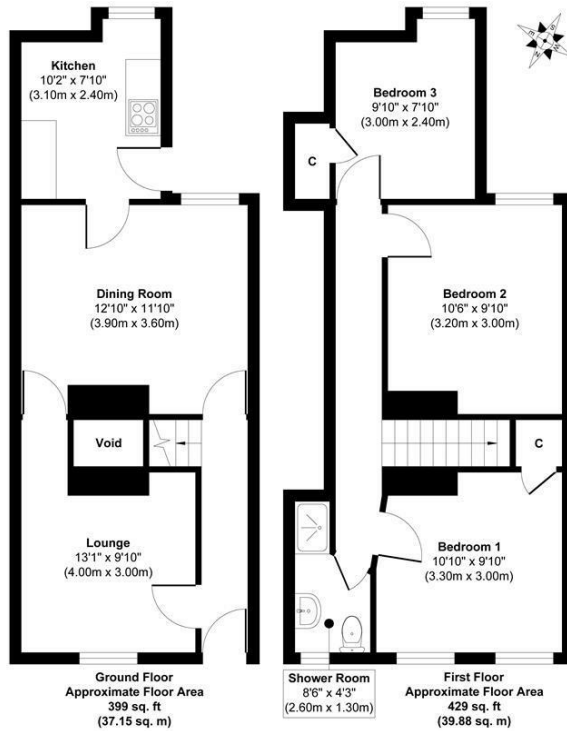
- Mid terraced house
- Sold as seen
- No Onwards Chain
- Room to improve
- Three bedrooms
- On the instructions of the IVA Trustee
- Vacant Possession
- Rear garden

The property offers a great opportunity to add value. The property offers two reception rooms, a kitchen, house bathroom and three bedrooms.

The property is located approximately three miles northeast of Colchester town centre, approximately 15 miles from Clacton-on-Sea and approximately 25.5 miles from Chelmsford. The property is situated on Priory Street, accessed via queen Street or East Hill. Specifically, the property is situated in a predominantly residential area with local amenities within walking distance. Colchester Town train station is approximately half a mile (6-minute walk) from the property.

Please call Jemima at Pantera Property for viewing arrangements.





Approx. Gross Internal Floor Area 828 sq. ft / 77.03 sq. m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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