



19 Jackdaw Drive, Colchester, CO3 8WD Offers in excess of £390,000

Goodmove are delighted to present this four bedroom detached family home to the market.

Accommodation is bright and spacious throughout and briefly comprises an entrance hall, lounge and a kitchen diner. Stairs then lead to the first floor which offers two good size bedrooms, master with an ensuite, and a house bathroom. To the second floor there are two more bedrooms, each with an ensuite. Outside there is a pleasant rear garden and a driveway to the front which leads to a garage.

Situated in the sought after area of Stanway to the west of Colchester, is this four bedroom detached family house. The property's location provides excellent access to local shopping facilities, restaurants and popular schooling, as well as the A12/A120 and Marks Tey Train Station with mainline links to London Liverpool Street.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.





Estate Maintenance Fee

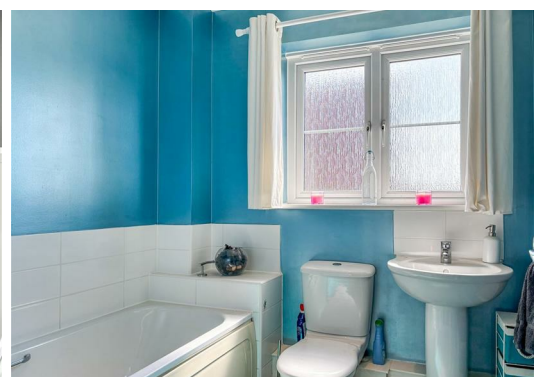
The vendor has advised there is an annual estate maintenance fee of £400.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales <small>EU Directive 2002/91/EC</small>  | | |



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