



Magnolia Drive  
Colchester  
Essex  
CO4

Offers In Excess Of £280,000

bettermove

# Magnolia Drive

## Colchester

Bettermove are proud to present this 3 bedroom semi-detached house in Colchester, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway.

The council tax band is B.

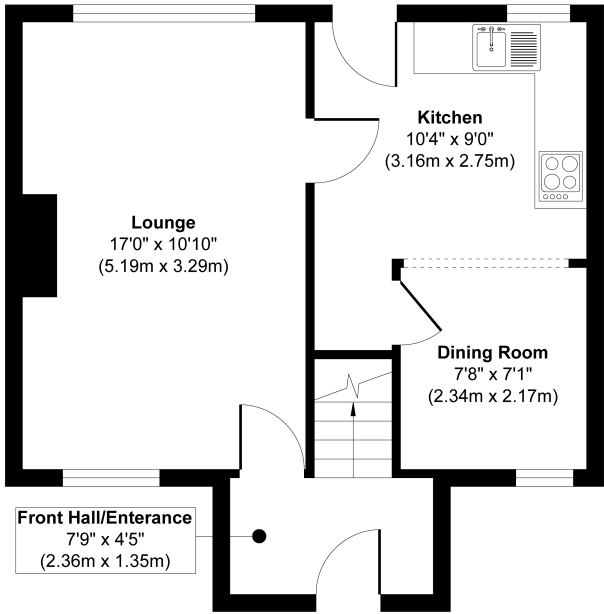
The interior of this property comprises a spacious lounge, fitted kitchen and dining room on the ground floor. The first floor consists of three bedrooms, a family bathroom and separate WC. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Colchester, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Hythe Railway Station, a variety of local bus routes, and quick access to the A12.

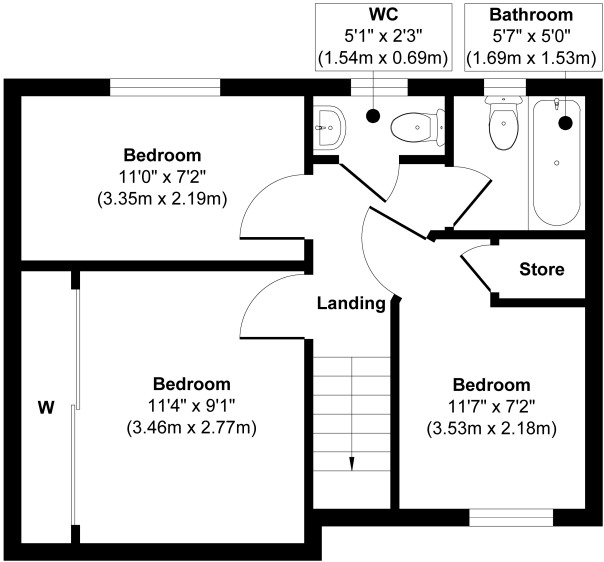
This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



CO4 3LE - 40 Magnolia Drive



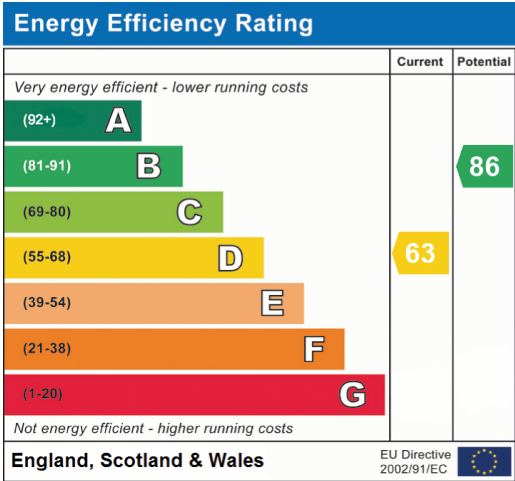
Ground Floor  
Approximate Floor Area  
402 sq. ft  
(37.41 sq. m)



First Floor  
Approximate Floor Area  
351 sq. ft  
(32.69 sq. m)

Approx. Gross Internal Floor Area 753 sq. ft / 70.10 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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