



Secundus Drive  
Colchester  
Essex  
CO2 7TF

Offers in Excess of £505,000

bettermove

# Secundus Drive Colchester

Bettermove are proud to present this 5 bedroom detached house in Colchester available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and the garage. The council tax band is E.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises a spacious living room, downstairs WC and the fitted kitchen with dining area on the ground floor. The first floor consists of 3 bedrooms including the master bedroom with an ensuite bathroom and the family bathroom. The second floor hosts two further double bedrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Colchester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Colchester Train Station, the A12 and many local bus routes.

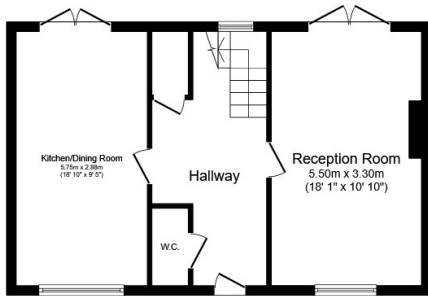
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

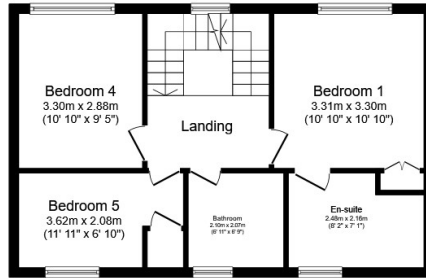
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

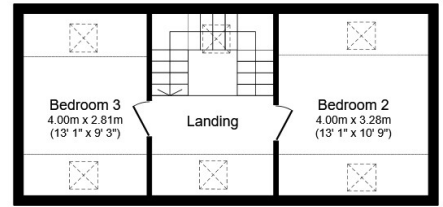




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 134.9 m<sup>2</sup> (1,452 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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