



**Memnon Court
Colchester
Essex
CO2 7QW**

Offers in Excess of £234,000

bettermove

Memnon Court Colchester

Bettermove are proud to present this 2 bedroom coach house in Colchester available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available and a garage. The council tax band is B.

The property is tenanted and rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious and open plan living room with fitted kitchen and dining area, 2 bedrooms and the modern bathroom on the first floor of the building.

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.

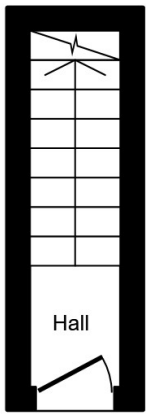
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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.

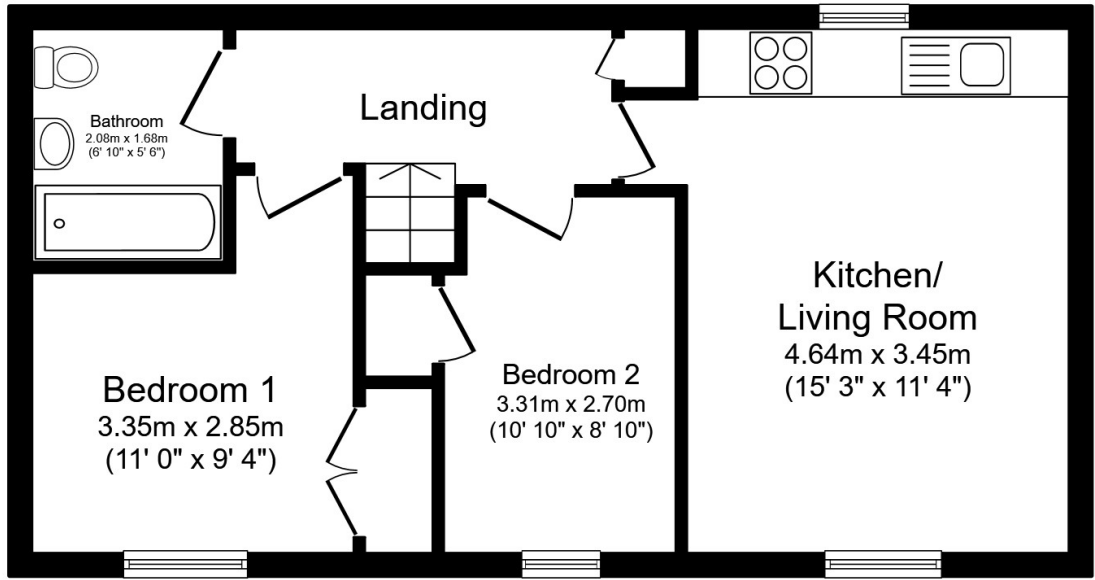
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

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





Ground Floor



First Floor

Total floor area 45.2 m² (486 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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