



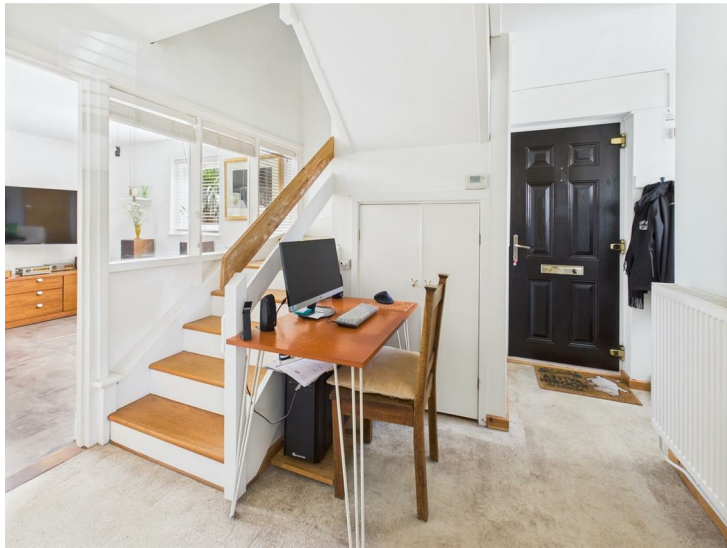
Fiddlers Folly, Fordham Heath, CO3 9UE

Guide price £270,000

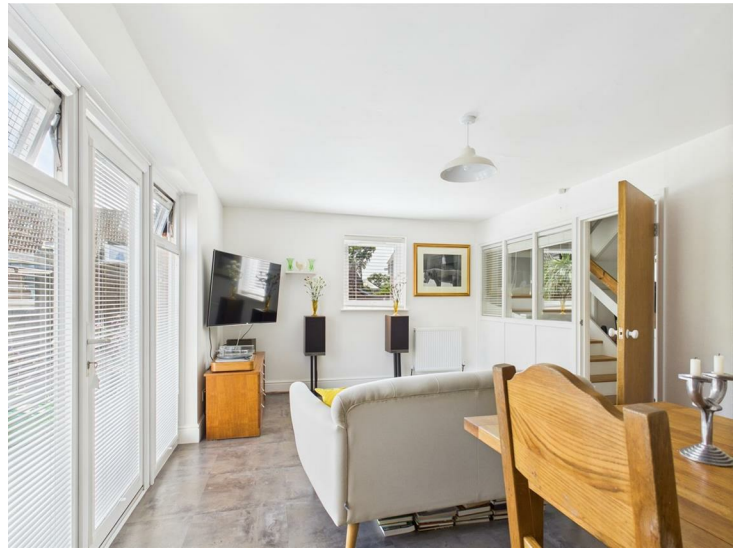
Price Guide - £270,000 - £280,000

Gallant Richardson Estate Agents bring to market this, in our opinion lovely THREE BEDROOM family residence offering gas central heating, double glazing, cloakroom and enclosed rear garden. Located on the west side of Colchester the property has easy road access back into the city, Tollgate's shopping facilities, Marks Tey railway station (connecting into Colchester and London) and A12. Local amenities such as store and primary school are close to hand along with countryside walks.

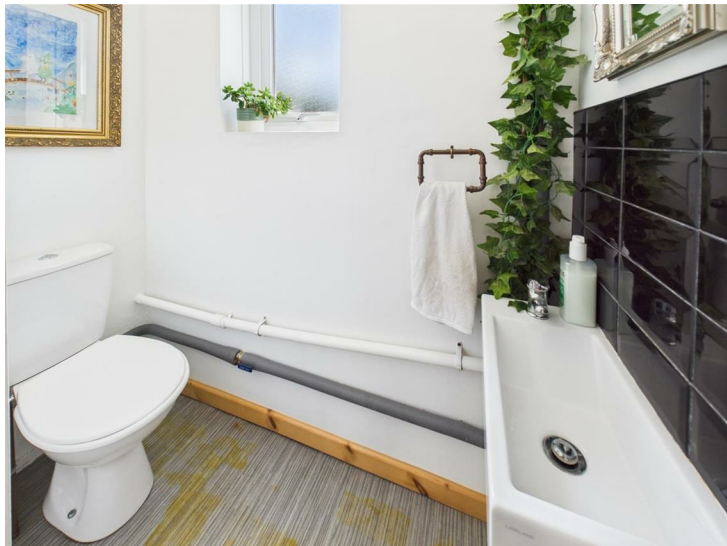
Reception Hall
9'1" x 7'5" (2.77m" x 2.26m")



Lounge/Diner
18'7" x 11'7" (5.66m" x 3.53m")



Cloakroom
5'11" x 2'8" (1.80m" x 0.81m")



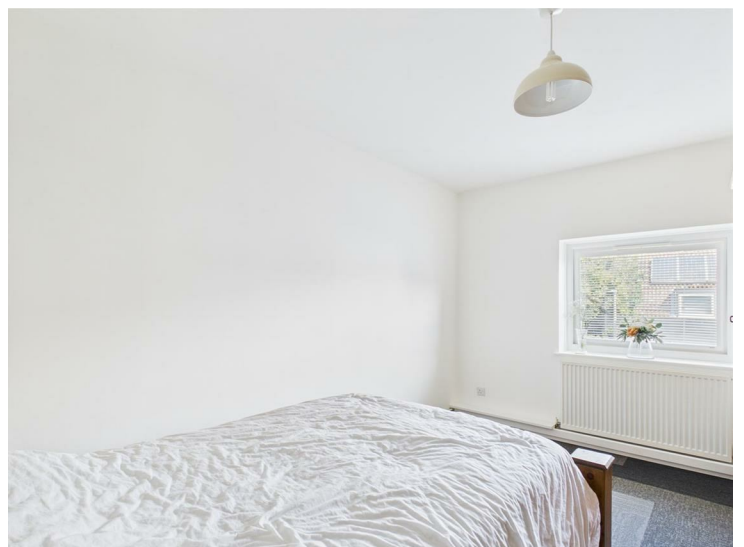
Landing



Kitchen
12'4" x 9'1" (3.76m" x 2.77m")



Bedroom One
13'9" x 9'2" (4.19m" x 2.79m")



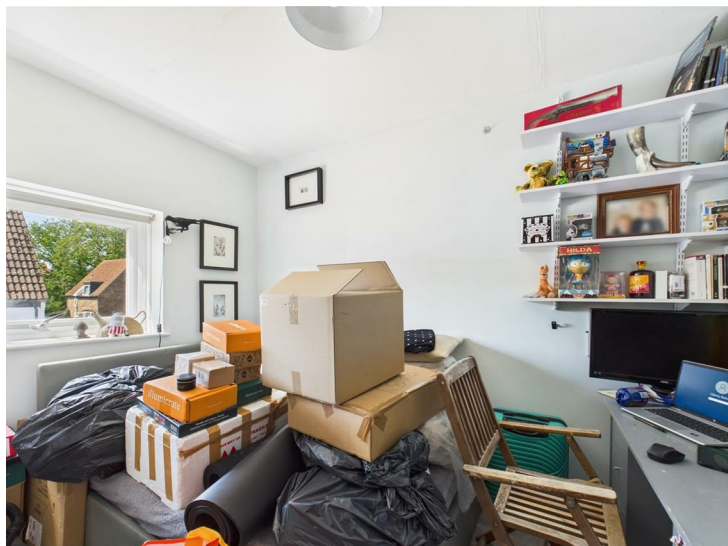
Bedroom Two

11'7" x 9'1" max (3.53m" x 2.77m" max)



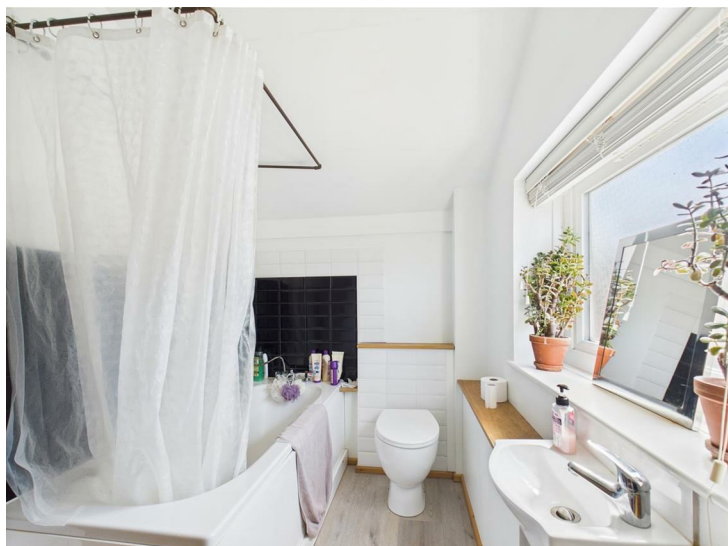
Bedroom Three

10'4" x 9'1" min (3.15m" x 2.77m" min)



Bathroom

9'1" x 5'7" (2.77m" x 1.70m")



Outside



Enclosed rear garden, gate access from rear, street or shared bay parking, not allocated.

Anti-Money Laundering

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Material Information:

Tenure: Freehold

Council Tax Band: B

Local Authority - Colchester City Council

EPC: C

UPRN - 100090451115

Flood Risk - Very low

Broadband - Basic.7 Mbps - Ultrafast - 1000 Mbps

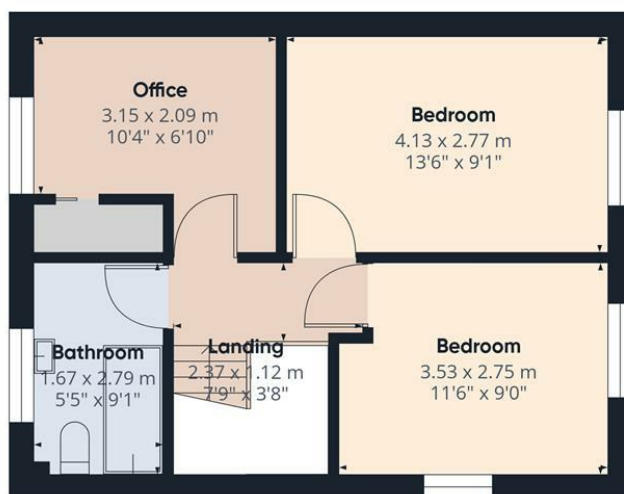
Mobile Coverage - Yes

Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Ground Floor



Floor 1

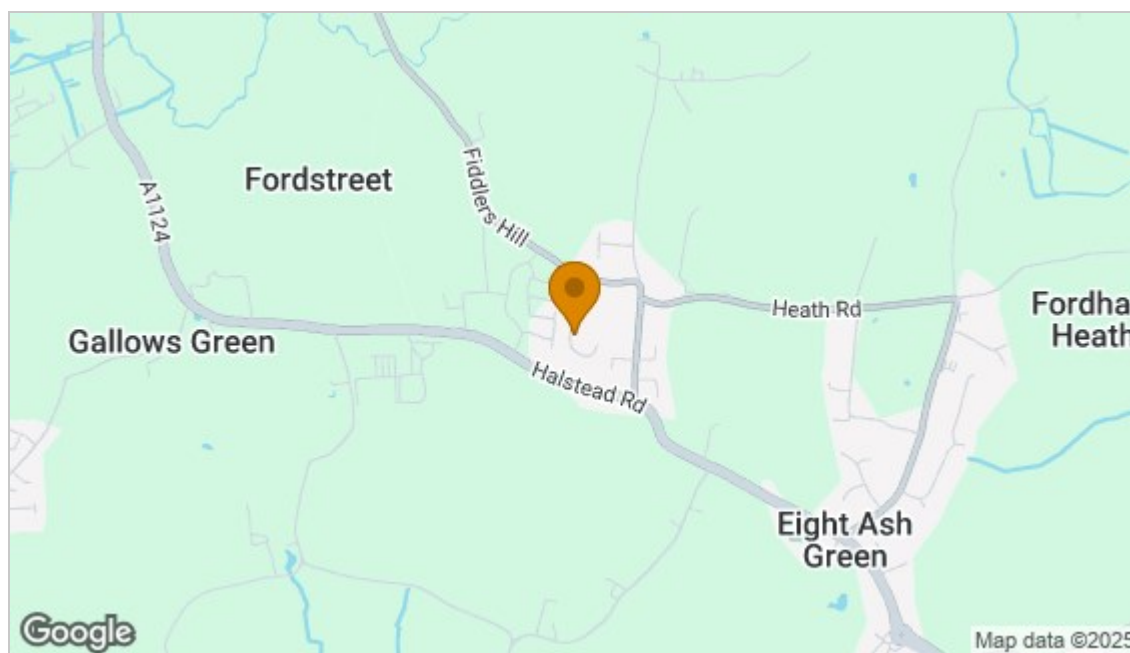
Approximate total area⁽¹⁾

76.3 m²
821 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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