



Vale Close, Colchester, CO4 0JS

Guide price £310,000

Price Guide - £310,000 - £325,000

Gallant Richardson Estate Agents bring to market this lovely THREE BEDROOM family home offering we feel a good level of accommodation with very useful ground floor cloak/shower room, first floor family shower room, three first floor bedrooms, super large 24'11" lounge/diner and 10' kitchen. Location is always a key point and here is no different as the property resides within a small residential cul de sac away from the main road and provides off street parking along with side access/car port and enclosed rear garden. Local amenities are close to hand such as a parade of shops, and bus service running into the city with a huge array of shops, leisure facilities, train stations and schools can be located.

No on-going chain!

Reception Hall

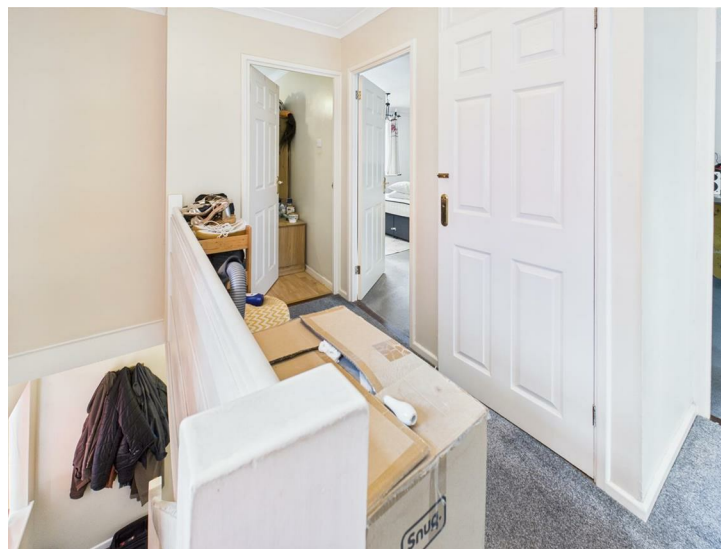


Kitchen

10'10" x 8'11" (3.30m x 2.72m)

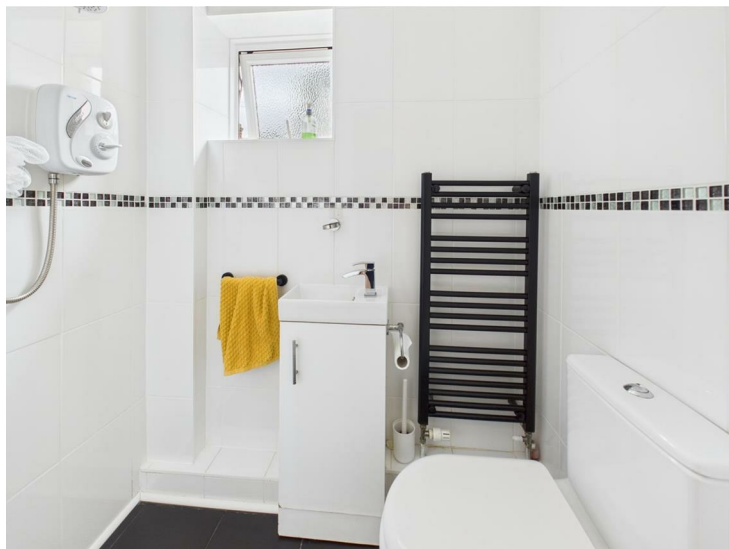


Landing



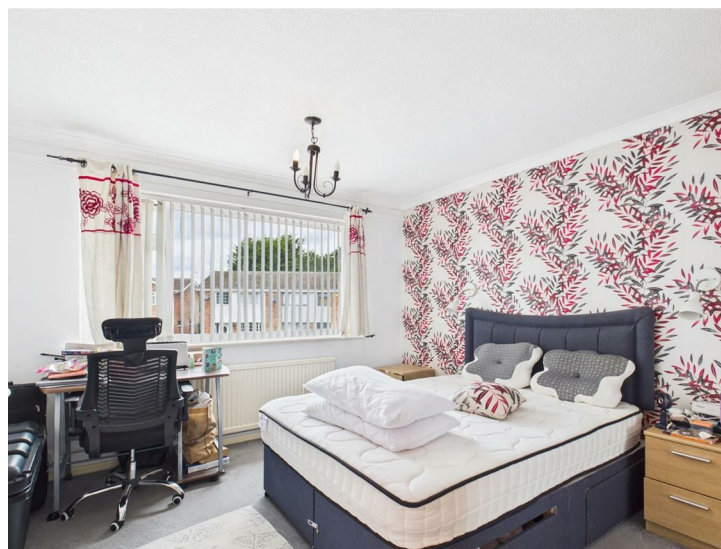
Cloakroom with Shower

5'5" x 3'9" (1.65m x 1.14m)



Bedroom One

13'5" x 12' (4.09m x 3.66m)



Lounge/Diner

24'11" x 12'2"max (7.59m x 3.71m"max)



Bedroom Two

11'4" x 9'6" (3.45m" x 2.90m")



Enclosed Rear Garden



Material Information

EPC - C - Valid, 30 September 2031

Council Tax Band - C

Local Authority - Colchester City Council

Broadband Coverage - Ofcom - Ultrafast

Mobile Phone Coverage - Ofcom - Yes

Flood Risk - Very Low - .gov

Anti-Money Laundering Checks

"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."

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.

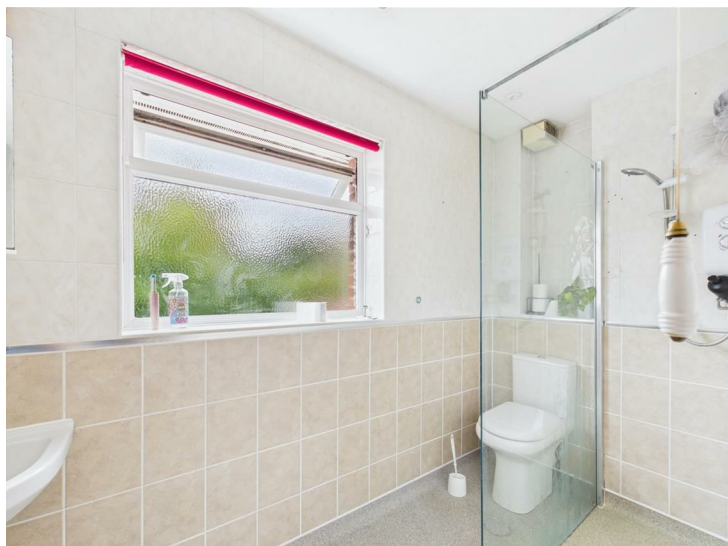
Bedroom Three

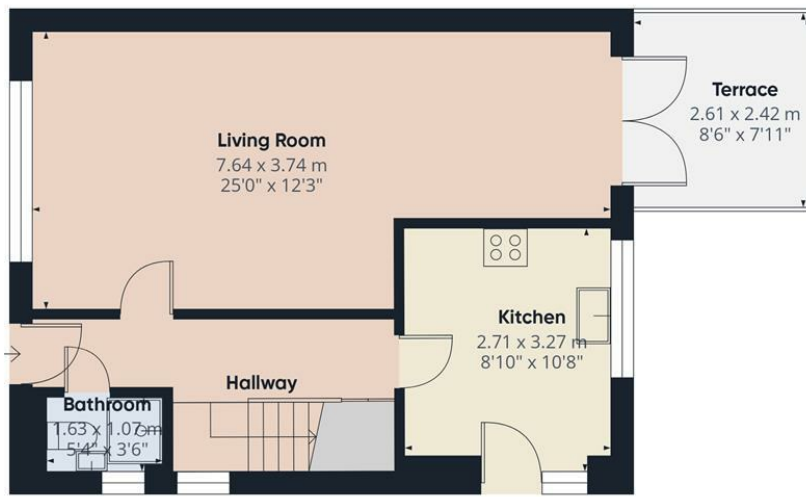
9'11" x 7'5" (3.02m" x 2.26m")



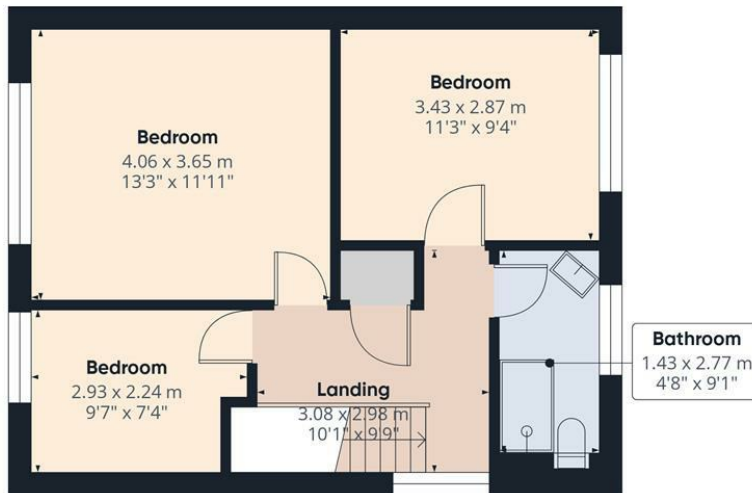
Bathroom/Shower Room

9'1" x 4'9" (2.77m" x 1.45m")





Ground Floor



Floor 1

Approximate total area⁽¹⁾

77.7 m²
837 ft²

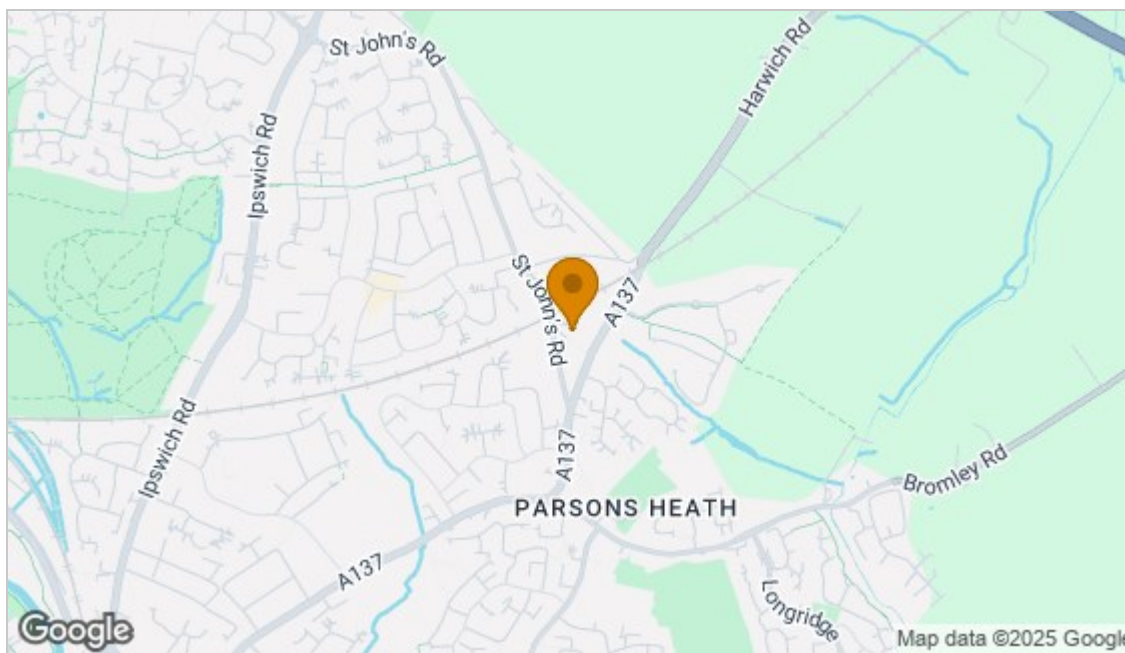
Balconies and terraces

6.2 m²
67 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		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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