



Maltings Park, Colchester Road, West Bergholt, CO6 3TD

Asking price £220,000

Gallant Richardson Estate Agents bring to market this exceptionally well presented ONE BEDROOM house that reside nestled away in the corner of a small mews backing onto countryside, lovely house, and lovely location.

The property offers an accommodation of entry hall, ground floor cloakroom/wc, lounge and sunroom that catches the morning rays, kitchen. First floor has the bedroom of a decent size and en suite style bathroom.

Within strolling distance is the village centre where local shop can be found, bus service connecting into Colchester that also passes on route the mainline railway station of which connect into London.

Entrance:



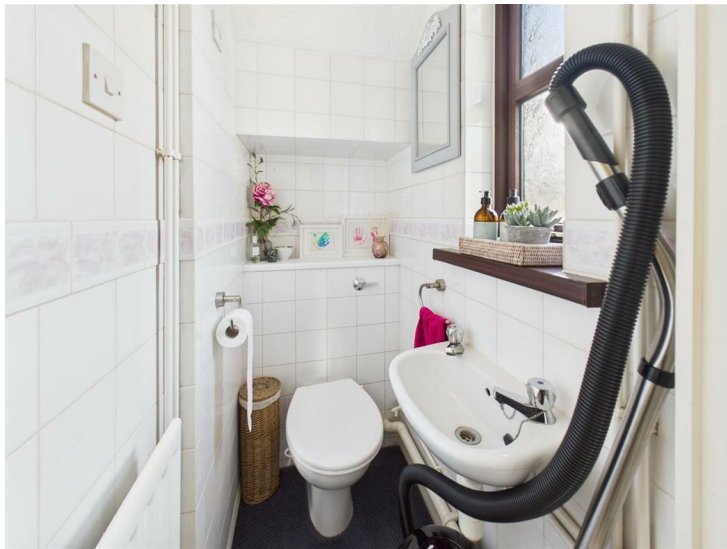
Sun Room Area

10'10" x 10'6" (3.30m x 3.20m)



Cloakroom

4' x 2'8" (1.22m x 0.81m)



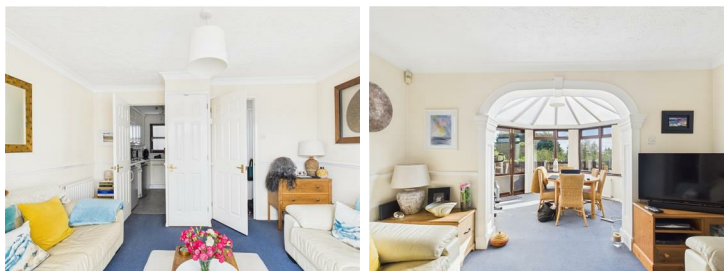
Kitchen:

8'10" x 6'8" (2.69m x 2.03m)

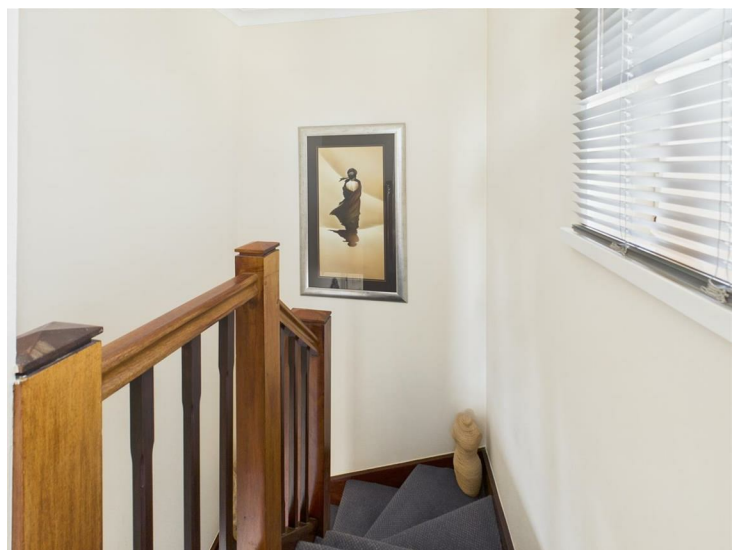


Lounge Area

12'10" x 11'6" (3.91m x 3.51m)



First Floor Landing:



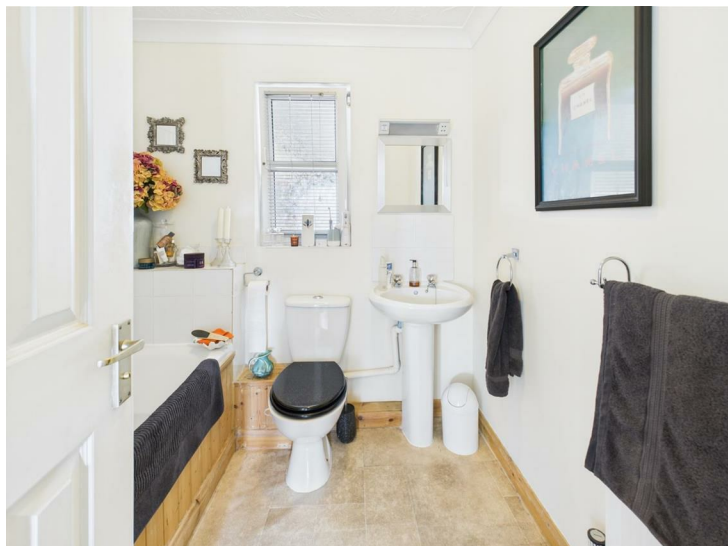
Bedroom:

11'7" x 10'11"plus wardrobe (3.53m" x 3.33m"plus wardrobe)



En-Suite. Bathroom

6'8" x 6'2" (2.03m" x 1.88m")



Outside



Material Information

EPC - D - Valid Until 07/01/30

Council Tax Band - C - 2025/2026 - £1,912.86

Mobile Phone Coverage - Yes - Ofcom

Broadband Coverage - Yes - Ofcom

Flood Risk - Very Low

Local Authority - Colchester City Council

We understand there is a service charge for the shared areas of the development, current paid 6 monthly currently £409.00

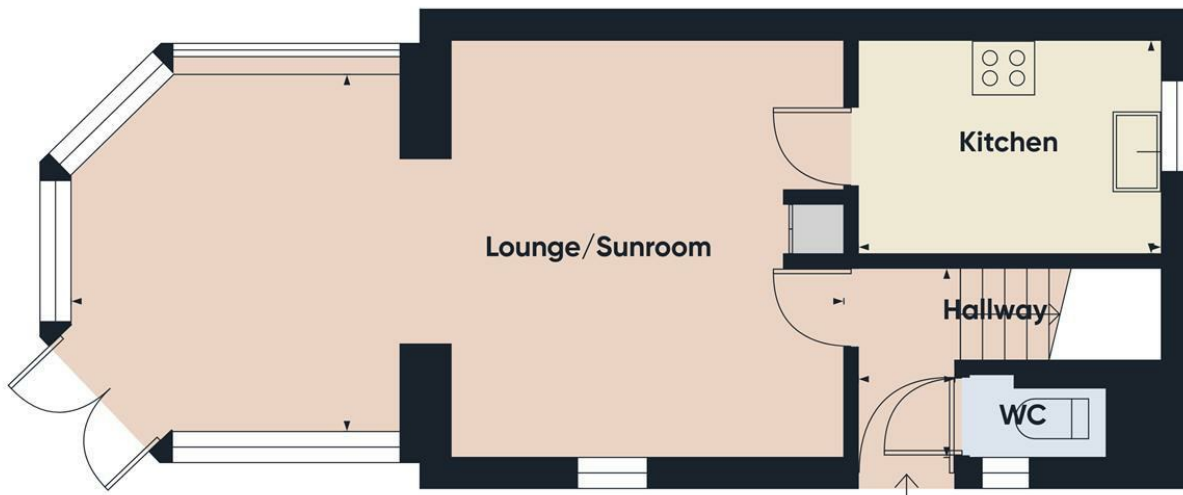
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

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."

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

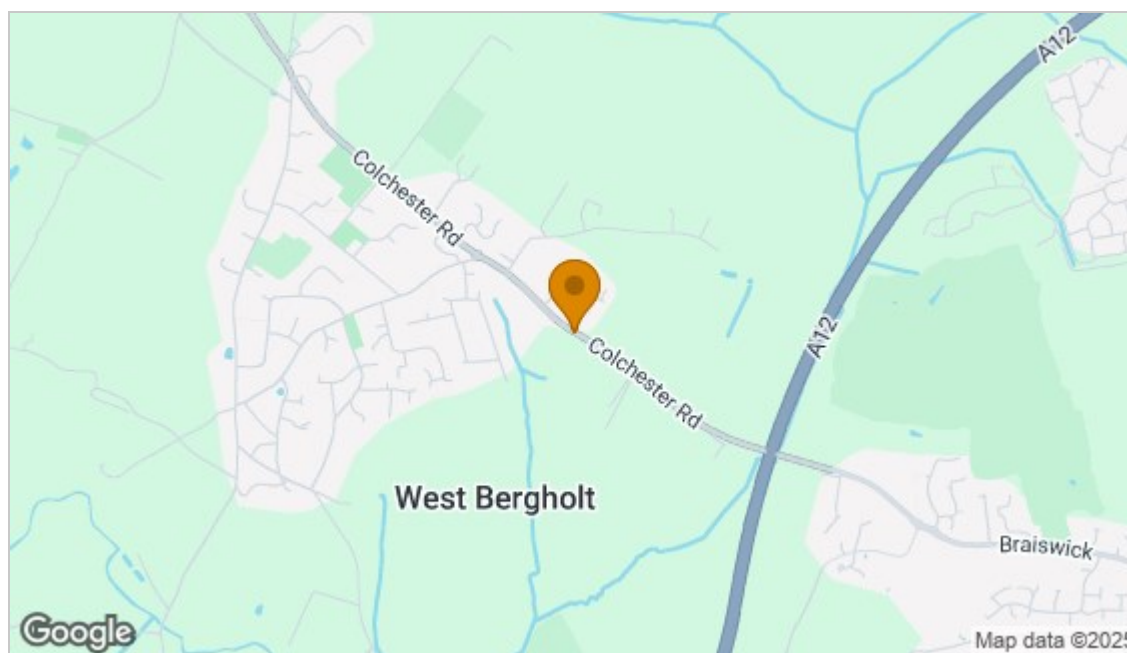
Approximate total area⁽¹⁾

56.7 m²
610 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		
		83
	59	
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		
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