



## Mile End Road, Colchester, CO4 5DB

Guide price £390,000

Price Guide -£390,000 - £400,000

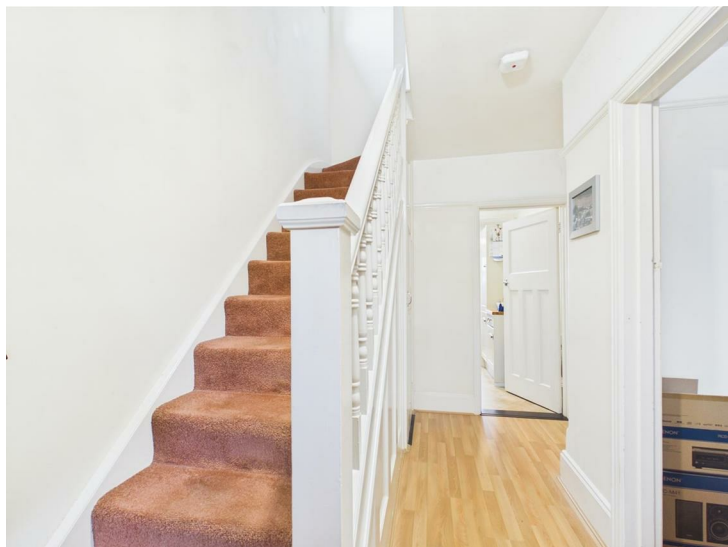
Gallant Richardson Estate Agents bring to market this 1930's-character THREE BEDROOM detached family residence located within a prime location to access Colchester's mainline train station that connects into London's Liverpool st, nearby retail park with ASDA superstore, Highwoods Country Park, local primary school, general hospital and local bus service routes to name a few.

The property offers a good-sized character accommodation we feel with picture rails, fireplaces and butler style sink. Reception hall, bay fronted lounge, dining room opening to rear garden conservatory overlooking the garden and countryside view, kitchen with 'Rangemaster' and ground floor shower room with wc. First floor has the three bedrooms two of which again take advantage of the countryside rear view and family bathroom. Outside has an established rear garden with side path access to the front and driveway for off street parking.



### Reception Hall

13'1" x 5'11" (3.99m x 1.80m)



### Conservatory

13'5" x 9' (4.09m x 2.74m)



### Lounge

11'10" x 11' plus bay (3.61m x 3.35m plus bay)



### Landing



### Dining Room

12'1" x 10' (3.68m x 3.05m)



### Bedroom One

11'10" x 11'2" (3.61m x 3.40m)



### Kitchen

14'10" x 7'10" (4.52m x 2.39m)



### Utility Room

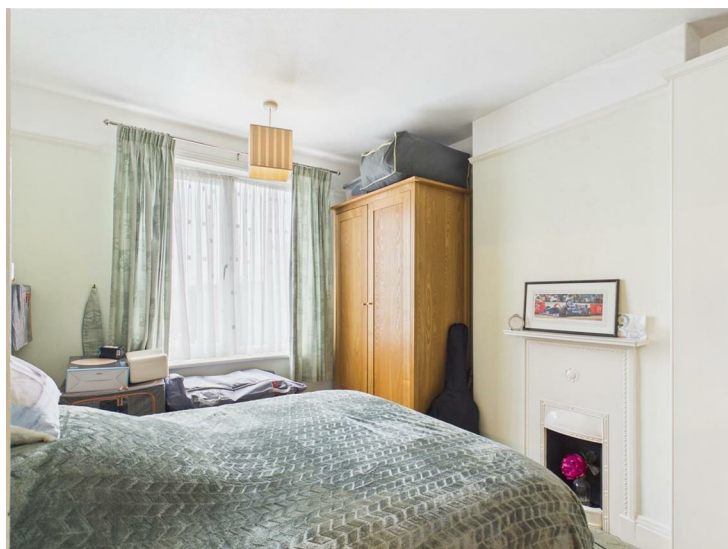
7'2" x 5'8" (2.18m x 1.73m)

### Shower Room/WC

6' x 5'8" (1.83m x 1.73m)

### Bedroom Two

11'11" x 10' (3.63m" x 3.05m)

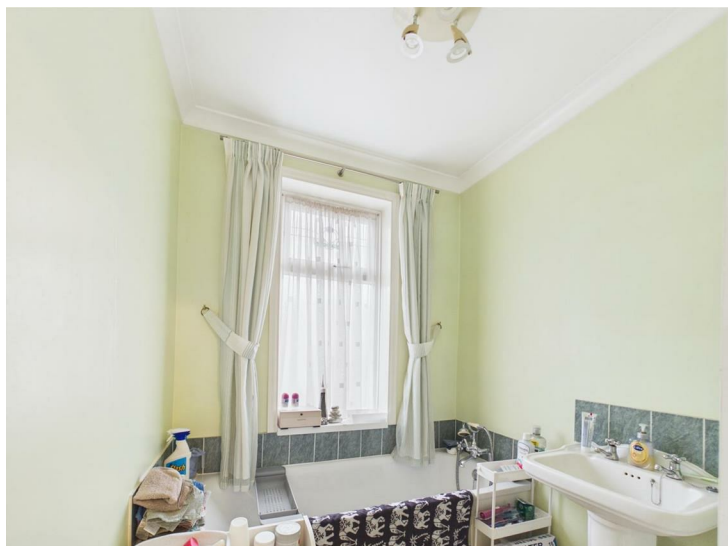


### Bedroom Thrtree

8'2" x 7'10" (2.49m" x 2.39m")

### Bathroom

7'8" x 5'11" (2.34m" x 1.80m")



### Rear Garden

#### Material Information

Council Tax Band - D - 2025/2026 - £2,151.97

Local Authority - Colchester City Council

EPC - E - Valid until - 18/03/2036

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Standard/Superfast/Ultrafast - via Ofcom

Flood Risk - Very Low - via .Gov.Uk

Fireplaces in the property have been sealed except the lounge fireplace but this has never been used by the seller so any interested party would have to do their own checks.

We have been advised the right side (from Road) is the sellers boundry. 'All hedging must remain'

Please be advised the sellers of this property are known to a member of Gallant Richardson staff.

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.

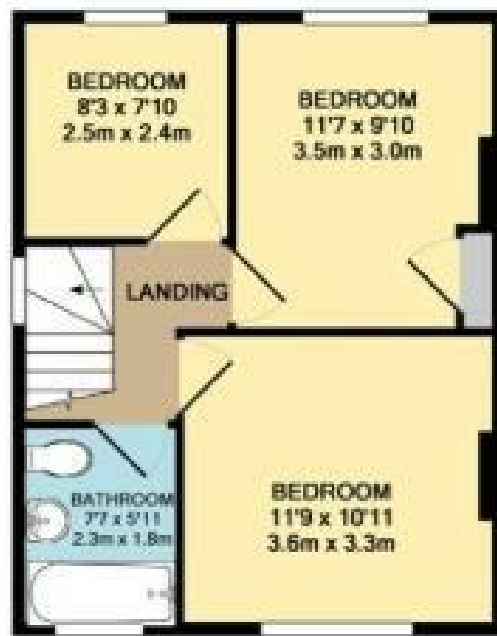
### SELLERS CONFIRMATION

SELLERS CONFIRMATION: I/We hereby confirm that the above details are an accurate representation of our property.  
Signed.....

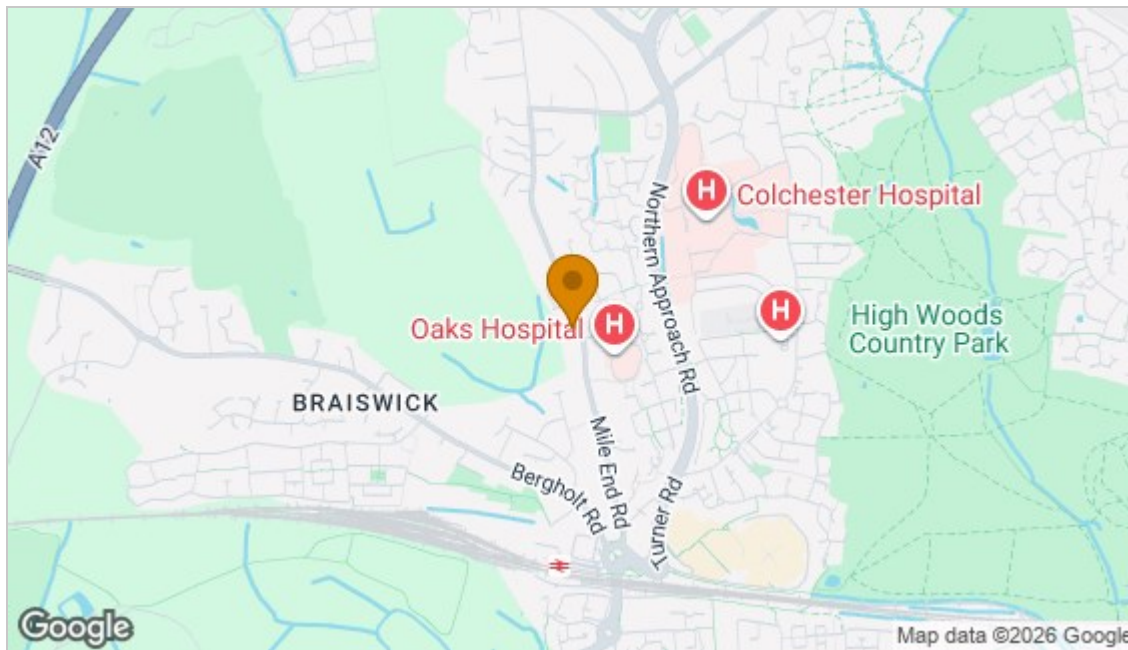




GROUND FLOOR  
APPROX. FLOOR  
AREA 887 SQ. FT.  
(82.0 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 385 SQ. FT.  
(35.7 SQ. M.)



| 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                                                       | 52      | 66        |  |
| (21-38) F                                                       |         |           |  |
| (1-20) G                                                        |         |           |  |
| Not energy efficient - higher running costs                     |         |           |  |
| EU Directive 2002/91/EC                                         |         |           |  |
| England & Wales                                                 |         |           |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |  |
|                                                                 | Current | Potential |  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |  |
| EU Directive 2002/91/EC                                         |         |           |  |
| England & Wales                                                 |         |           |  |

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