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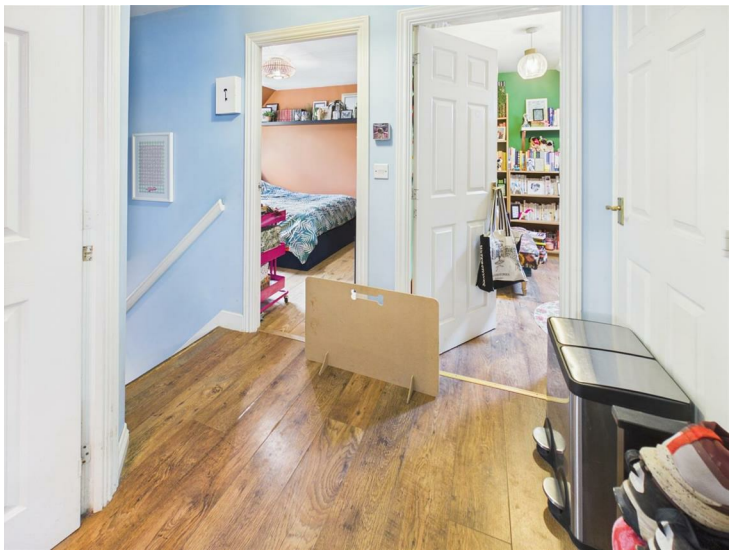
Bradford Drive, Colchester, CO4 5ZA

Offers in excess of £200,000

Gallant Richardson Estate Agents bring to market this lovely, TWO BEDROOM coach house, located most conveniently for a host of amenities including: the mainline train station that connects to London Liverpool Street, local bus service, A12 road access, supermarket and retail park, Highwoods Country Park, and gyms all well within a mile. The heart of the city centre is within walking distance, surrounded by a large array of shops, cafes, restaurants, bars and the most pleasant Castle Park. Being a coach house residence, unlike a flat, you have your own private entrance and a good-sized private garden, plus your own garage with power and extra storage space. The first-floor accommodation comprises a central landing with two bedrooms, a bathroom, and a lounge/kitchen, all accessible.

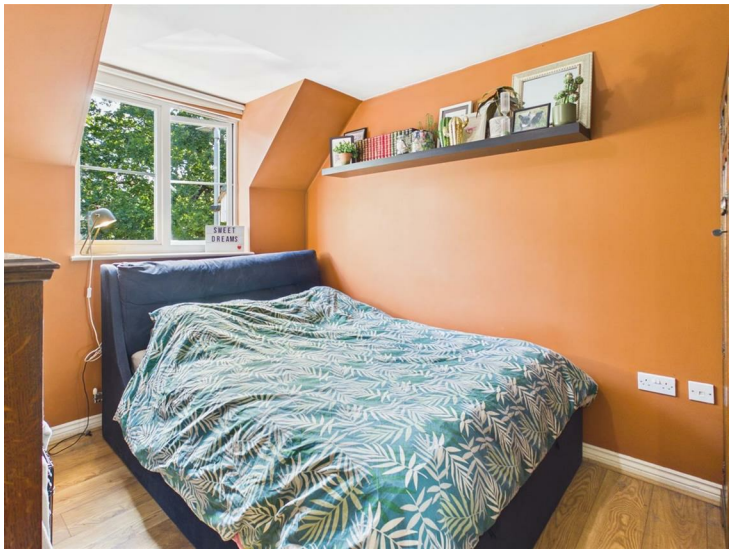
Hall/Stairs

Landing



Bedroom One

11'7" x 9'2" (3.53m" x 2.79m")

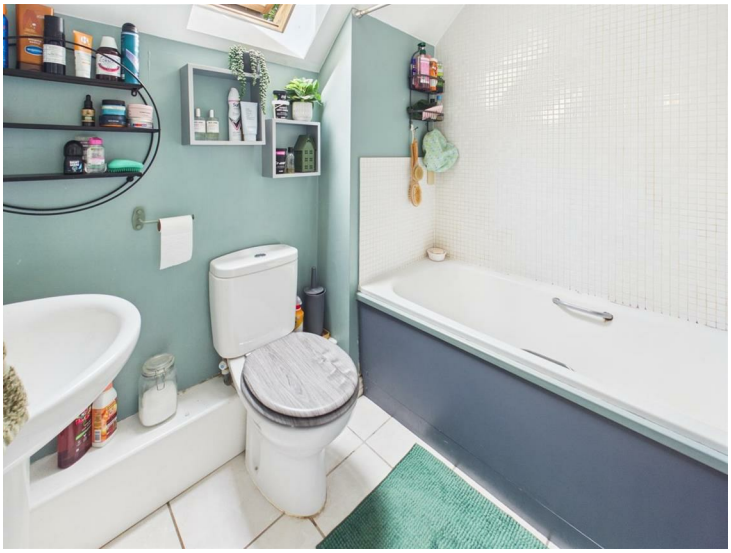


Bedroom Two

9' x 6'10" (2.74m x 2.08m")

Bathroom

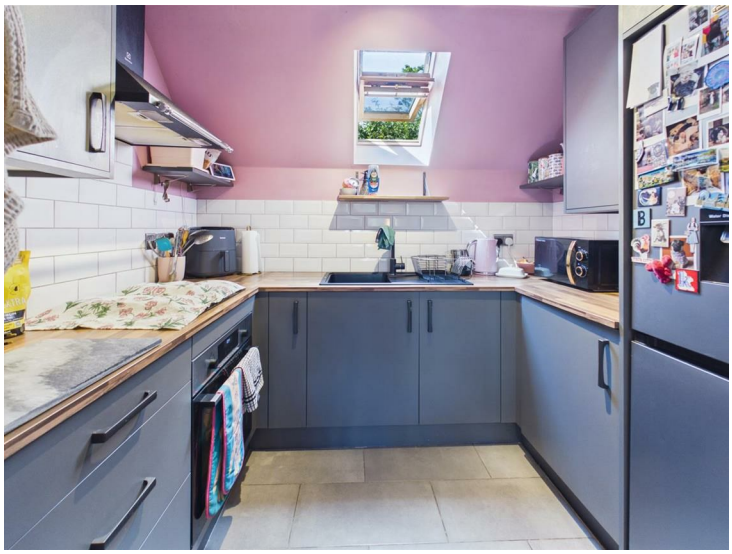
6'4" x 6'4" (1.93m" x 1.93m")



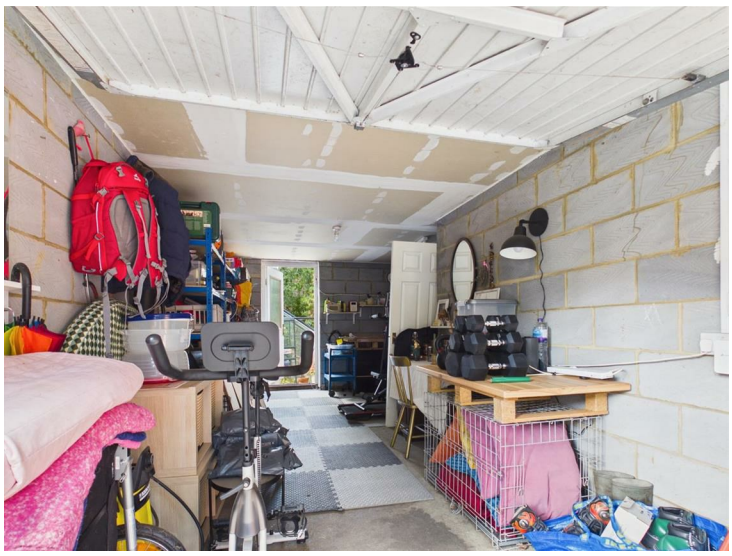
Lounge

18'1" x 11'11" (5.51m" x 3.63m")

Kitchen
8'4" x 6'3" (2.54m" x 1.91m")



Garage

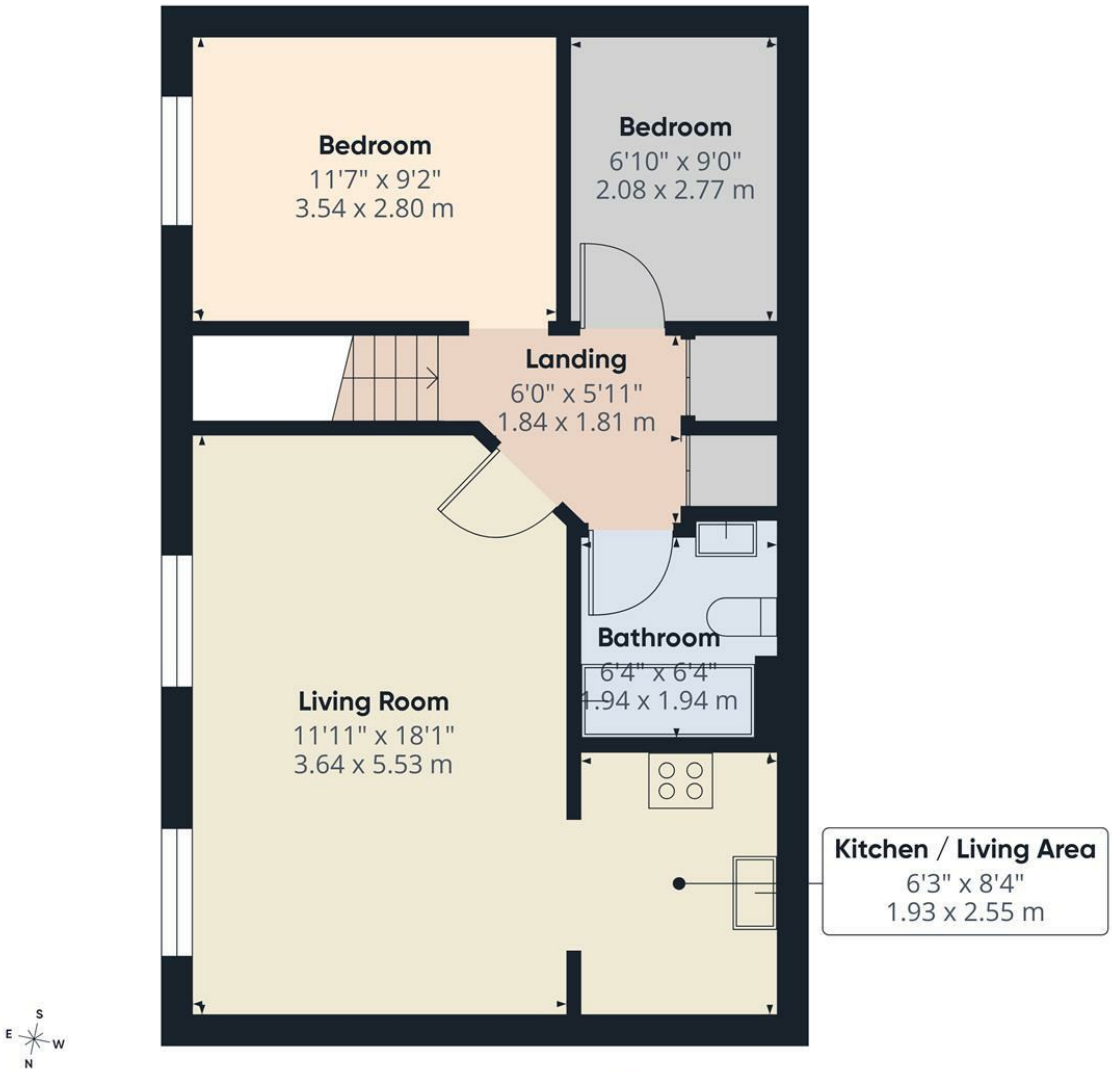


Garden

Material Information
Council Tax Band - B - £1,742.95 - 2026-2027
Local Authority - Colchester
EPC - C
Lease Term - 150 Years from 01.09.2005 - Remaining 129 Years
Service Charge - Last Service Charge 2025 - 2026 - £1,022.21
Ground Rent - £317.00 PA
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.



Floor 1

Approximate total area(1)

537 ft²

49.8 m²

(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.

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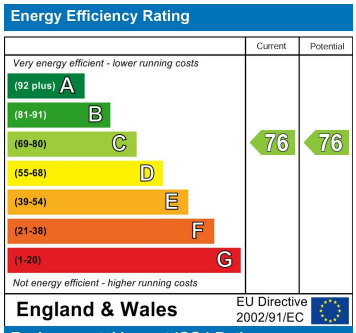

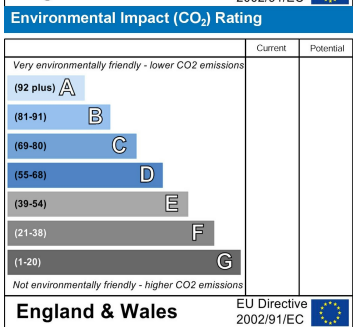

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