



# GAME ESTATES

## PROPERTY SALES & LETTINGS

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27 Fingeringhoe Road  
Colchester  
Essex  
CO2 8EA

£250,000



Circa 1680 & 1900`s

Four reception rooms

Set back from the main road

Vaulted ceilings

Log Burners

Garage & Parking

No onward Chain

Gas central Heating

EPC Rating C

This semi-detached house offers two bedrooms, a bathroom, and four reception rooms. The property features a garden, log burners, and vaulted ceilings. Set back from the main road, it includes a garage and parking. Built circa 1680 & 1900s, it comes with gas central heating and is available with no onward chain.

Property Misdescriptions Act - The seller has agreed that these particulars are correct and accurate description of their property.

Photographs for guidance purposes only. Any contents, fixtures and fittings shown in the photographs are not included unless otherwise specified.

- Sitting Room**

**10' 4" x 11' 3" (3.15m x 3.43m)**

Part obscure glazed entrance door and window to front aspect, fireplace with log burner, wooden floor, storage cupboard, door to kitchen.
- Kitchen**

**9' 8" x 7' 10" (2.95m x 2.39m)**

Work surfaces with butler sink with mixer tap, quarry tiled floor, window to rear garden, spaces for oven and fridge freezer, under stairs storage cupboard, opening to dining room.
- Dining room**

**7' 8" x 17' 0" (2.34m x 5.18m)**

Skylight, double casement doors to the rear garden, window to rear aspect opening to the lounge, door to study.
- Lounge**

**19' 4" x 9' 2" (5.89m x 2.79m)**

Log Burner, Velux window, window and entrance door to the front, radiator and laminate flooring.
- Study**

**10' 10" x 5' 11" (3.30m x 1.80m)**

Victorianna Fireplace, window to side aspect, wooden flooring, radiator, loft hatch (unchecked).
- Family Bathroom**

**11' 11" x 6' 5" (3.63m x 1.96m)**

Vaulted ceiling, bath, three obscure windows to the side and rear aspects, radiator, pedestal wash basin, closed coupled WC, mosaic style tiled floor.
- Bedroom 1**

**11' 4" x 8' 9" (3.45m x 2.67m)**

Vaulted ceiling, fitted wardrobe and radiator.
- Bedroom 2**

**7' 10" x 9' 7" (2.39m x 2.92m)**

Window to the side, gas boiler in cupboard, floorboards.
- Front Driveway**

**24' 5" x 13' 2" (7.44m x 4.01m)**

Shared driveway with neighbouring property, off road parking.
- Garage**

**16' 6" x 9' 6" (5.03m x 2.90m)**

Of timber construction, obscure glazed door and window to the side, power connected.
- Rear Garden**

**11' 10" x 8' 11" (3.61m x 2.72m)**

Paved patio, laid to lawn area, timber fencing to boundaries, timber shed.

## Energy performance certificate (EPC)

27, Fingringhoe Road COLCHESTER CO2 8EA	Energy rating	Valid until:	11 June 2030
	<b>D</b>	Certificate number:	8390-6726-7250-9760-9296

Property type	Semi-detached house
Total floor area	81 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



