



Cannon Street, Colchester, CO1 2DU

Offers in the region of £169,995

COMPETITIVELY LISTED FOR QUICK SALE!

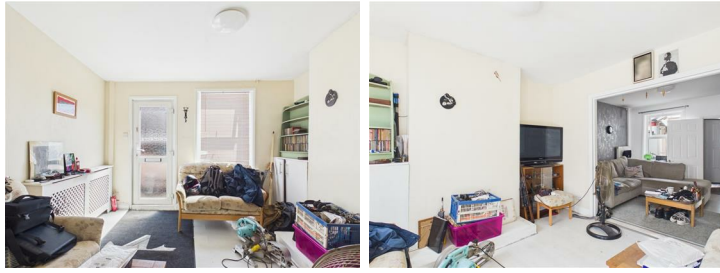
Gallant Richardson Estate Agents bring to market this TWO-BEDROOM end of terrace house offering NO ON-GOING CHAIN and enormous potential for someone to put their own stamp on things or something to add to a rental portfolio.

The property needs refurbishment hence the competitive market price and has a major bonus of potential 'OFF STREET PARKING' to the rear of the property for a small vehicle by reconfiguring the garden fencing.

The property is conveniently located within easy reach of a range of local amenities, including shops, bus services, schools, churches, and train stations, with the city centre also close to hand.

Lounge Area

11'3" x 11'2" (3.43m" x 3.40m")



Lobby

7'4" x 4'10" (2.24m" x 1.47m")



Diner Area

11'5" x 10'9" (3.48m" x 3.28m")



Landing



Kitchen

12'5" x 6'2" (3.78m" x 1.88m")



Bedroom One

11'3" x 10'3" (3.43m" x 3.12m")



Bedroom Two

10'8" x 8'9" (3.25m" x 2.67m")



Bathroom

7'8" x 6'6" (2.34m" x 1.98m")



Garden



Material Information

Council Tax Band - B - £1,742.95 - 2026/2027

EPC - D - Valid 06/05/2013

Broad Band Area Coverage - Yes

Mobile Phone Area Coverage - Yes

Flood Risk Area -Surface Water - Low - Rivers/Sea - Very Low

Standard Construction for the Time.

It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The

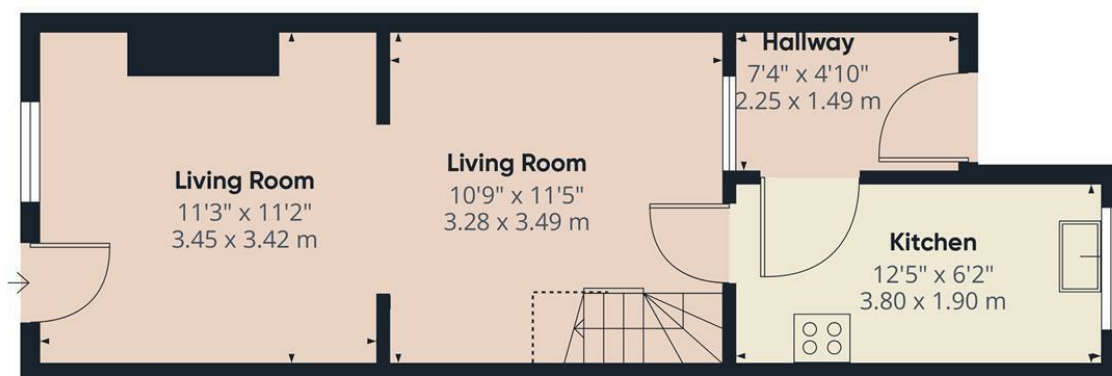
Property Ombudsman), a government approved redress scheme.

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



Landing
2'7" x 2'4"
0.79 x 0.73 m

Floor 1



Approximate total area⁽¹⁾

636 ft²
59.1 m²

Reduced headroom

6 ft²
0.5 m²

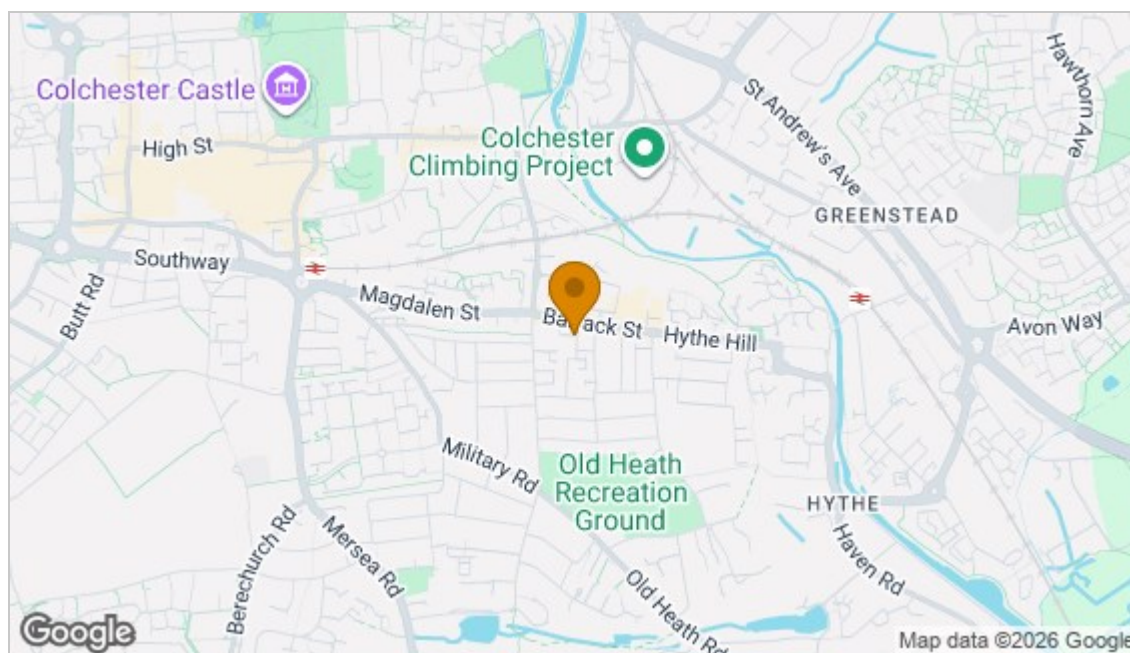
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
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