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Aston House
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11 Regent Close, Colchester, Essex, CO7 0NY

Asking Price £190,000 Freehold

- SEMI-DETACHED BUNGALOW
 - TWO BEDROOM
 - CLOSE TO GARDEN
 - POTENTIAL FOR OFF ROAD PARK
 - COUNCIL TAX BAND B
- NO ONWARD CHAIN
 - TWO RECEPTION ROOMS
 - INVESTMENT OPPORTUNITY
 - TO BRIGHTLINGSEA TOWN CENT
 - EPC - TBC

Boydens are happy to present this two-bedroom home. Offered to the market with no onward chain, this is a fantastic opportunity for those looking to add value and make a property their own. Well-proportioned throughout, the house features a spacious living area, separate kitchen and dining space, and two good-sized bedrooms, along with a family bathroom.

While the property is in need of renovating, it provides a blank canvas for buyers with vision. The rear garden is a generous size and holds plenty of potential for outdoor entertaining or future landscaping.

Ideally located in a quiet cul-de-sac, the home is just a short distance from Brightlingsea town centre, local schools, seafront walks, and essential amenities. With good access to Colchester and the surrounding area, this property is well-suited to first-time buyers, investors, or anyone looking to create a home tailored to their needs.

- ENTRANCE HALLWAY - 3'6" x 10'5" (1.1m x 3.2m)
- LIVING ROOM - 10'3" x 11'11" (3.1m x 3.6m)
- DINING ROOM - 10'4" x 10'6" (3.1m x 3.2m)
- KITCHEN - 8'2" x 8'10" (2.5m x 2.7m)
- HALLWAY - 7' x 2'10" (2.1m x 0.9m)
- BEDROOM - 1 - 12'4" x 8'8" (3.8m x 2.6m)
- BEDROOM - 2 - 10'2" x 8'8" (3.1m x 2.6m)
- BATHROOM - 5'3" x 8'9" (1.6m x 2.7m)

AGENT NOTE- Due to the construction of the property potential buyers must check if their suitability works for any possible lending against the property.

Local Authority - Colchester City Council.

Broadband Availability -Ultrafast Broadband available with speeds of up to 1000 Mbps (details obtained from Ofcom Mobile and Broadband Checker) - May 2025
Mobile Coverage - It is understood that the best available service in the area is provided by EE, THREE and VODAFONE with limited voice and data indoor coverage. O2 has likely voice and limited data indoor coverage. O2, THREE, VODAFONE AND EE all have likely voice and data outdoor coverage (details obtained from Ofcom Mobile and Broadband Checker) May 2025

Utilities - Mains Electric / Mains Gas Heating / Mains Water /Mains Sewerage.
Construction Type - We understand the property to be of Traditional Construction of brick.

Flood Risk - Data Taken from Gov.UK Flood Map - checked May 2025 - The property is at a Very Low risk of flooding.
Planning Applications in the Immediate Locality - Checked May 2025 - We are not aware of any planning applications in the immediate locality.

MONEY LAUNDERING REGULATIONS - Please be advised that all purchasers will need to adhere to current laws of money laundering and therefore will need to provide Boydens Estate Agents photographic identification and proof of residency identification before any transaction is started to comply with the legislation.

