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Hillview Close, Colchester, CO5 7HS

Guide price £325,000

Gallant Richardson Estate Agents bring to market this THREE BEDROOM detached bungalow residence located in this very popular waterside village tucked off the main road but within strolling distance of the village centre where local shops, village pubs and peaceful waterside and countryside walkways can be found. Colchester is an approx. five miles away made easily accessible by the near bus service and takes you into the Heart of the city where a whole host of main shopping, leisure and transport facilities can be found including train station that connects into London's Liverpool St.

Hall
11'1" x 4'10" (3.38m" x 1.47m")



Bedroom Three
7'11" x 7'2" (2.41m" x 2.18m")



Bedroom One
12'10" x 10'6" (3.91m" x 3.20m")



Shower Room
6'5" x 5'10" (1.96m" x 1.78m")



Bedroom Two
10'1" x 9'10" (3.07m" x 3.00m")



Lounge
15'10" x 12'8" (4.83m" x 3.86m")





Kitchen
9' x 7'9" (2.74m x 2.36m")



Conservatory
19'2" x 5'6" (5.84m" x 1.68m")



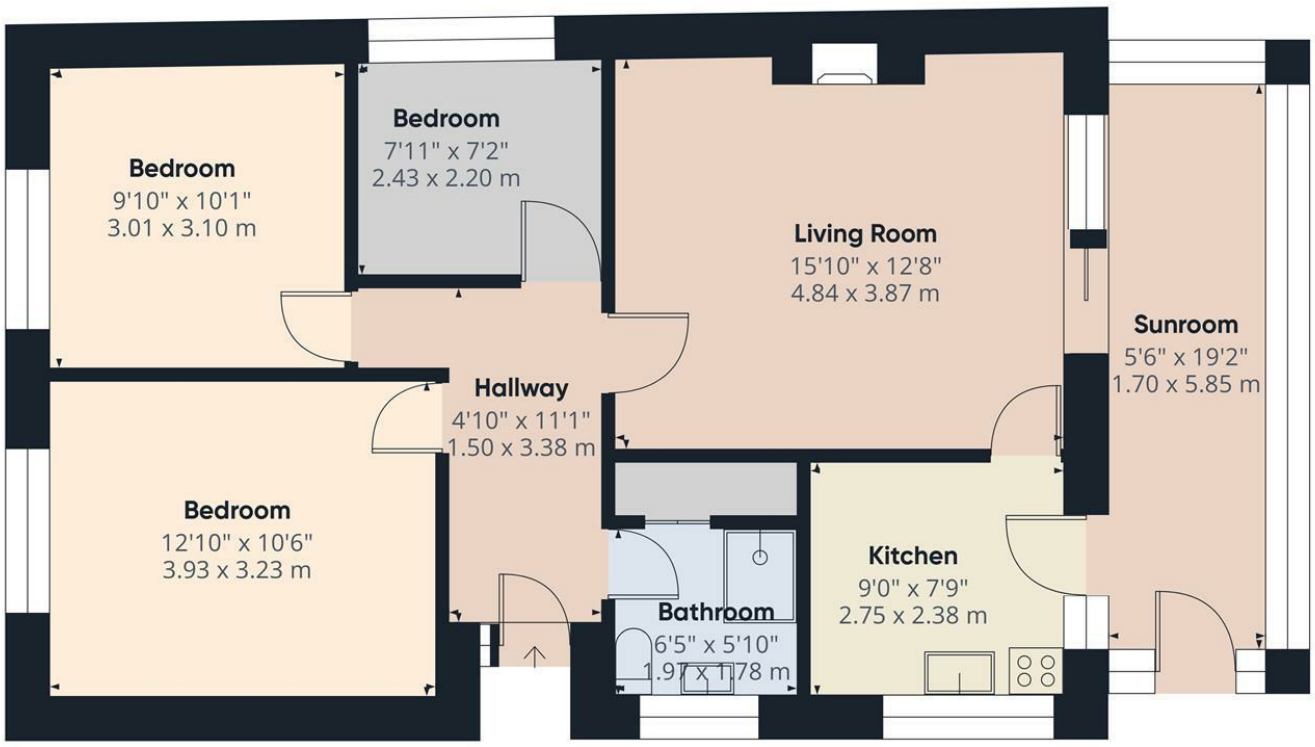
Material Information
EPC - D - Valid until 25/10/2031
Council Tax Band - C - £2,029.00 2026/2027
Title Number(s) - EX77543
Tenure - Freehold
Conservation Area - No
Flood Risk - Very low
Floor Area - 645 ft 2 / 60 m 2
Plot size - 0.10 acres
Mobile coverage - Yes
Broadband
Basic - 18 Mbps
Superfast - 76 Mbps
Ultrafast - 1800 Mbps
Vendor looking to buy again
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.

Garden



Approximate total area[1]

798 ft²

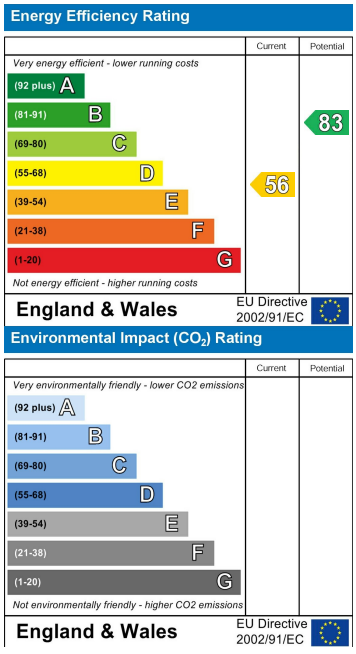
74.2 m²

(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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