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Titania Close, Colchester, CO4 3TB

Auction Guide £175,000

GONG TO AUCTION WITH CLIVE EMSON. 15-12-26 - GUIDE PRICE £175,000 plus fees.
Lot 171 – 39 TITANIA CLOSE, COLCHESTER, CO4 3TB
The property is to be offered online by Clive Emson Auctioneers on 15 December 2026
To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website cliveemson.co.uk
Gallant Richardson Estate Agents assist in bringing to market this, well-presented THREE-BEDROOM family home located just to the north/east side of Colchester residing within a residential area being very conveniently place for the university, Tesco's superstore, bus service and 'Hythe' train station, smaller local shops closer to hand also. The property we feel is presented to a good fashion and ready to go with no on-going chain making this an opportunity to have a family home or good potential for rental investment.
ALL ENQUIRIES TO GO TO THE AUCTIONEERS - Gabby Giedraite/Paul Bridgeman on 01245 205778

Entry Hall

Kitchen

Lounge

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Outside

Material Information

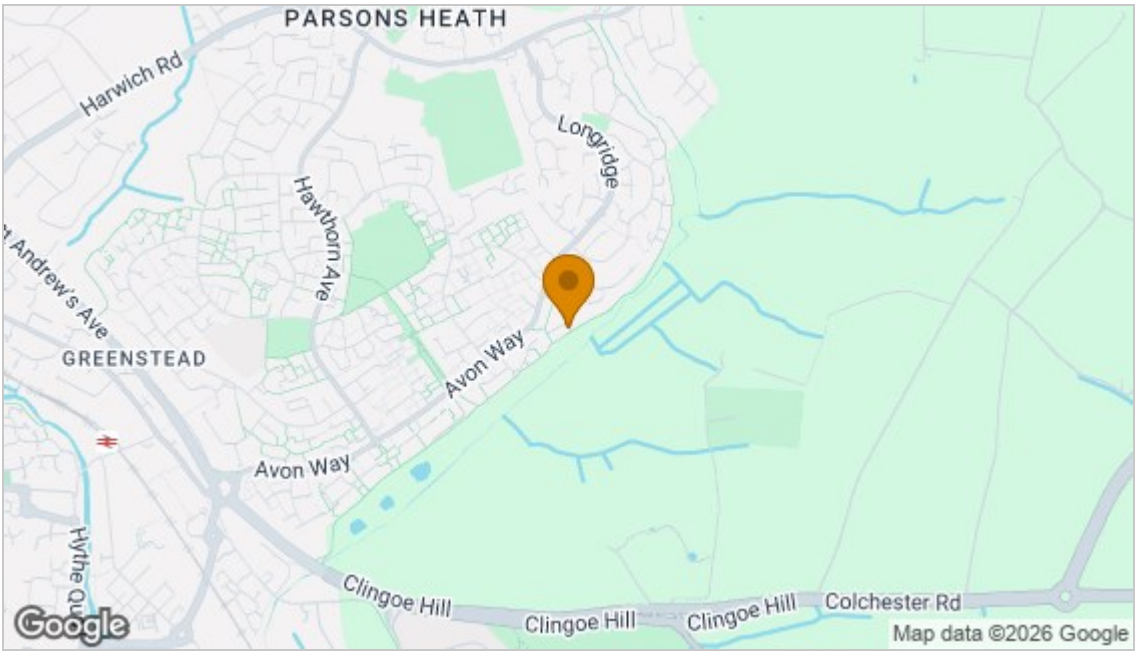
Local Authority - Colchester City Council
Planning Dept - Colchester Borough Council. Tel: 01206 282424 Website: colchester.gov.uk
EPC - C - Valid Until 14/04/2036
Council Tax Band - B - 2026-2027 - 31,742.95
No On-Going Chain
Ex-Local authority property.
ALL ENQUIRIES TO GO TO THE AUCTIONEERS - Gabby Giedraite/Paul Bridgeman on 01245 205778
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.

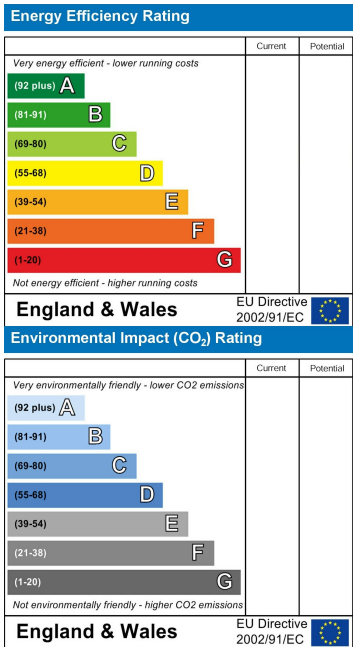
Anti-Money Laundering

Clive Emson will need to conduct anti-money laundering checks for any buyer.

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.





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