



## Empire Walk, Colchester, CO7 8FQ

Price guide £450,000

PRICE GUIDE - £450,000 - £475,000

Gallant Richardson Estate Agents bring to market this very well appointed FOUR BEDROOM family residence located on a quiet residential development that has all the elements required for a homely home with ample storage, yes a modern home with ample storage you heard it, generous sized bedrooms, lovely socialising kitchen/diner opening onto the rear southerly facing garden, detached garage and driveway, remaining valid house warranty and a positioning that suits all with local young kids play park just around the corner, village school, shops and train station (that connects into Colchester then London) within a mile and bus service running into Colchester, all that set in a less stressful village life, what more do you need.

Come and have a look for yourself, call 01206 768555 opt.2.

### Entrance Hall

14'9" x 4'7" (4.50m" x 1.40m")



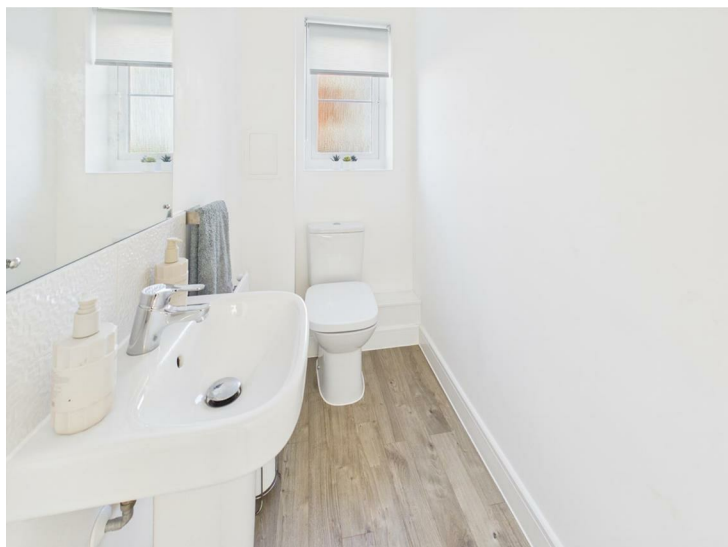
### Lounge

14'9" x 14'6" (4.50m" x 4.27m'1.83m')



### Separate WC

6'3" x 3'5" (1.91m" x 1.04m")

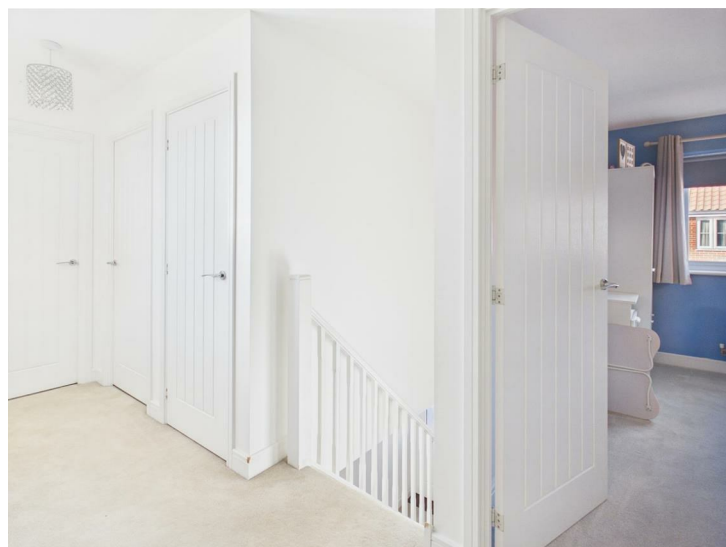


### Kitchen/Diner

22'3" x 11'1" (6.78m" x 3.38m")



### Landing



### Dining/Play/Office Room

11'2" x 9'11" (3.40m" x 3.02m")



### Bedroom One

19'9" x 11'3" (6.02m" x 3.43m")



### Bedroom Three

9'11" x 9'8" (3.02m" x 2.95m")



### En-Suite

7'7" x 4'3" (2.31m" x 1.30m")



### Bedroom Four

11'4" x 8'8" (3.45m" x 2.64m")



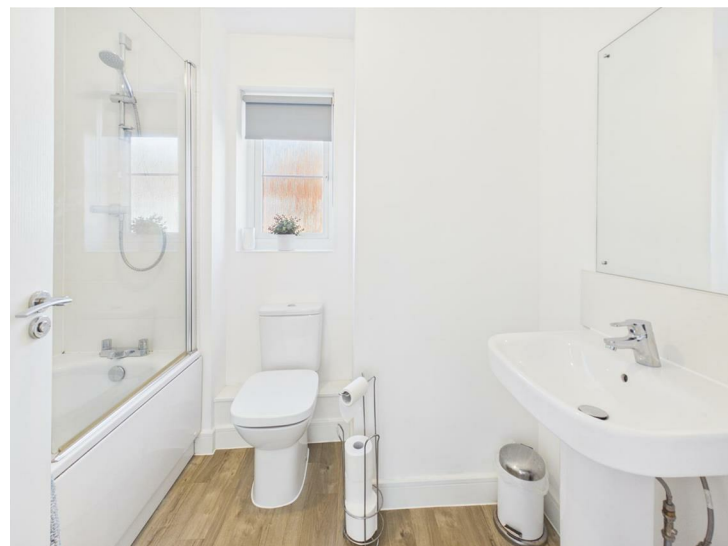
### Bedroom Two

14'10" x 10'2" (4.52m" x 3.10m")



### Family Bathroom

7'1" x 5'1" (2.16m" x 1.55m")



## Outside



## Material Information

Council Tax Band - E - 2026/2027 Council Tax

EPC - B - Valid until 27/08/2029

Estate Charge Fees are £148 per year. last.

Title Number(s) - AA13087

Tenure Freehold

Conservation Area -No

Flood Risk-Very low

Floor Area-1,528 ft 2 / 142 m 2

Plot size-0.08 acres

Mobile coverage-EE-Vodafone-Three-O2

Broadband-Basic 3 Mbps-Superfast-80 Mbps-Ultrafast-1800 Mbps

Satellite / Fibre TV Availability - BT-Sky

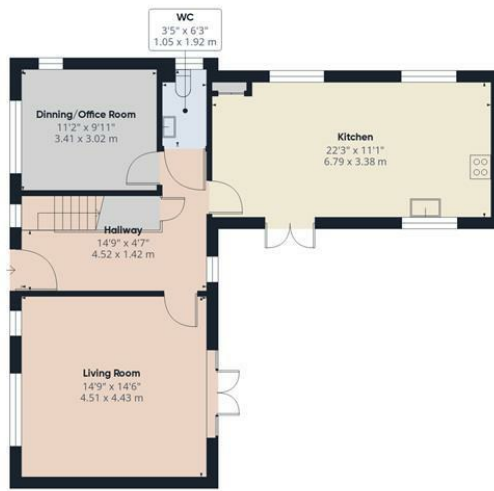
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

## 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



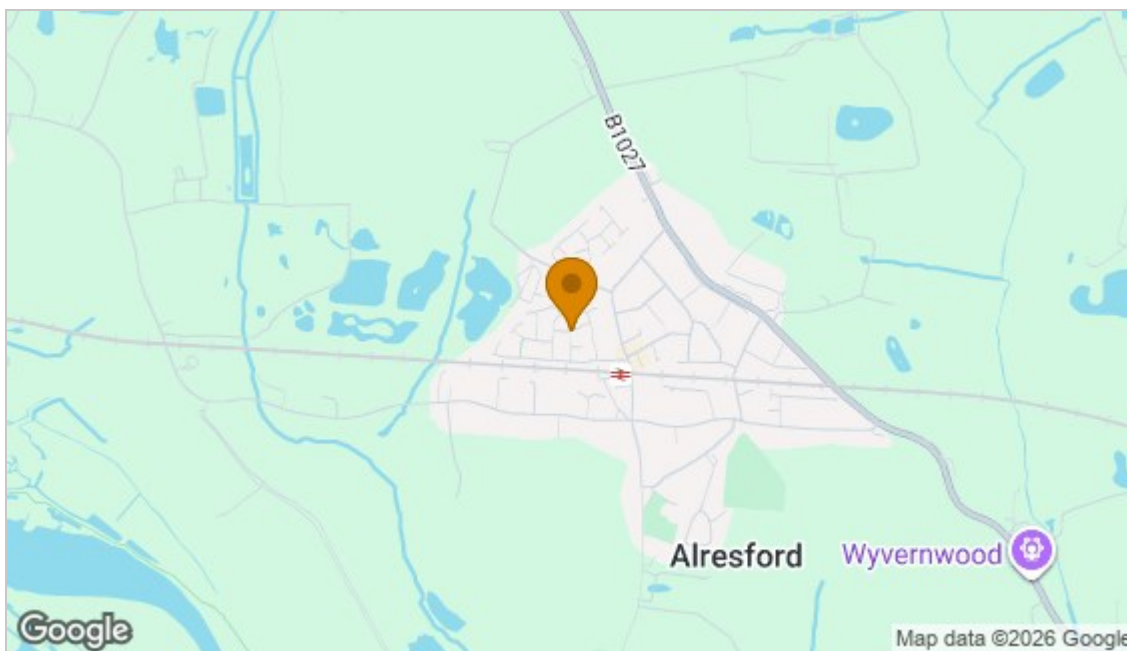
Floor 1

Approximate total area<sup>(1)</sup>  
1412 ft<sup>2</sup>  
131.4 m<sup>2</sup>

(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.

GIRAFFE360



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         | 100+      |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       | 85      |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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