



Chaplin Drive, Colchester, CO4 3EA

£299,950

Gallant Richardson estate Agents bring to market this recent decorated and very well appointed THREE BEDROOM family residence. The property has undergone a programme of improvement with new kitchen, shower room, carpets and offering no-going chain. Rear garden with single garage and store shed shared side drive to front with small lawn garden.

Location is a key factor for many; this property resides within a small cul de sac away from any busy road being strolling distance from local shops and bus service. Local schools are within a mile or so and the city centre with train stations an approx. two/three miles.

VIEWING ADVISED!

Entrance Hall



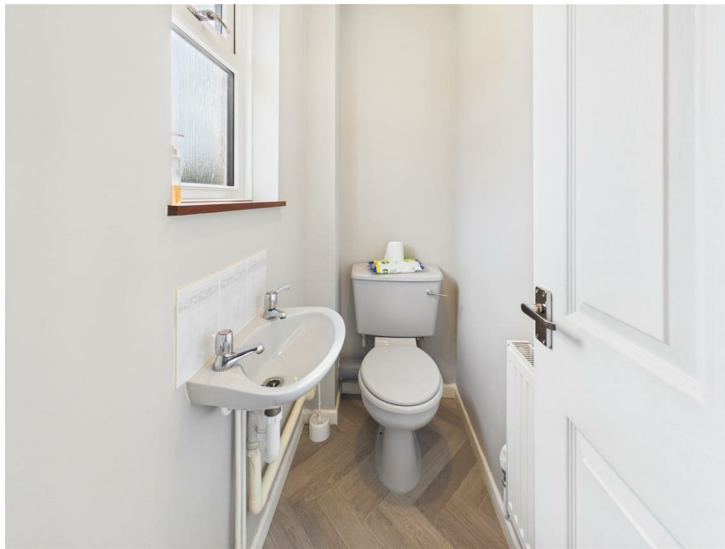
Kitchen/Diner

17'3" x 10'2" max (5.26m" x 3.10m" max)



WC

6'1" x 2'9" (1.85m" x 0.84m")



Landing



Lounge

17'3" x 10'1" (5.26m" x 3.07m")



Bedroom One

10'11" x 10'6" (3.33m" x 3.20m")



Bedroom Two

10'10" x 6'3" (3.30m" x 1.91m")



WC

3'10" x 2'7" (1.17m" x 0.79m")



Bedroom Three

7'8" x 7'1" (2.34m" x 2.16m")



Garden



Material Information

EPC - C - valid until 30/01/2035

Council Tax Band 0 B - £1,742.95 - 2026-2027

Broadband Area Coverage - Standard.Superfast.Ultrafast - via Ofcom

Mobile Phone Area Coverage - Yes - via Ofcom

Flood Risk - Very Low - via .Gov.UK

The property backs onto rail line.

Shared driveway must be kept clear at all times.

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.

Shower Room

5'4" x 4'11" (1.63m" x 1.50m")



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."

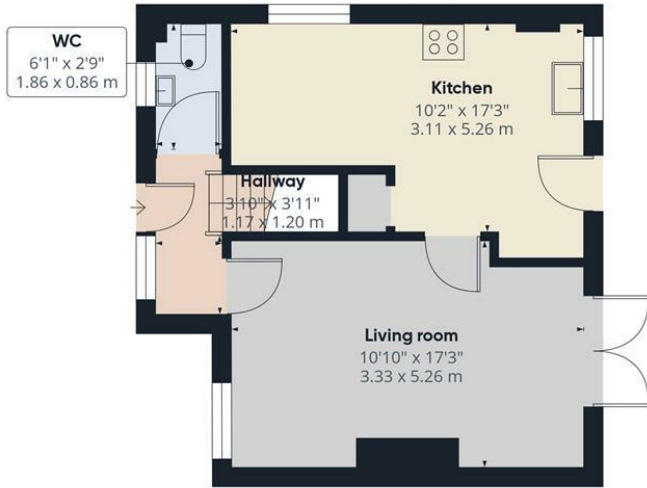
Disclaimer

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.

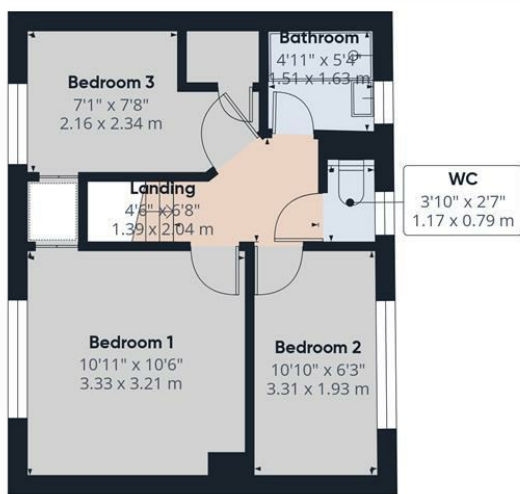
SELLERS CONFIRMATION

SELLERS CONFIRMATION: I/We hereby confirm that the above details are an accurate representation of our property.

Signed.....



Ground Floor



Floor 1

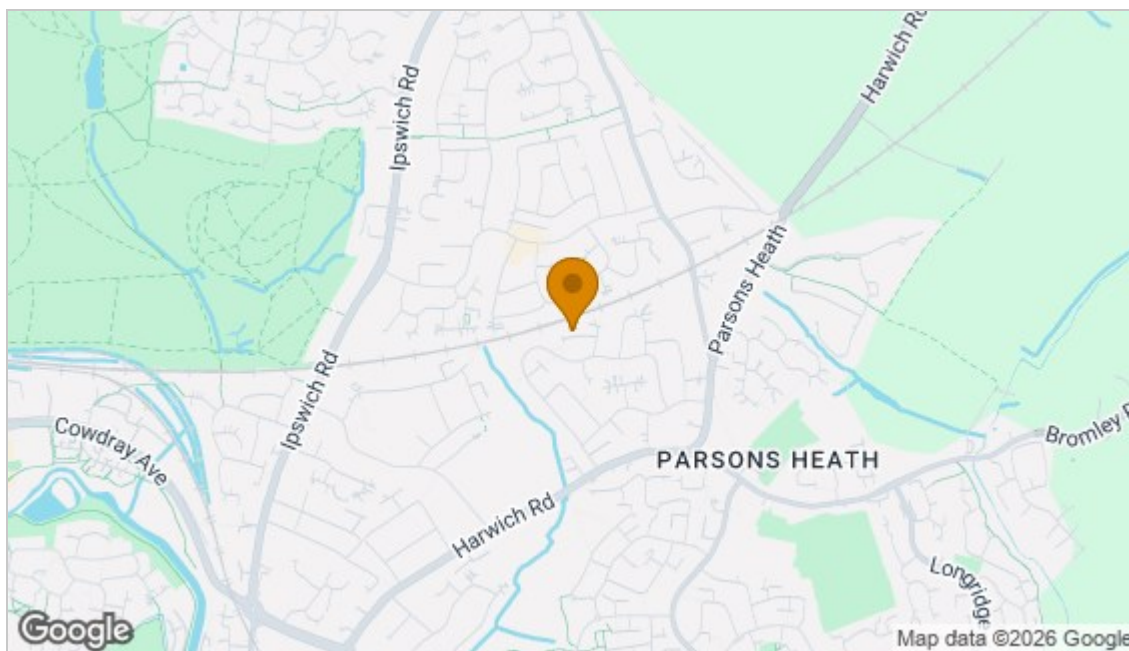


Approximate total area⁽¹⁾
726 ft²
67.4 m²

(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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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