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Cockaynes Lane, Colchester, CO7 8BZ

Guide price £275,000

Gallant Richardson Estate Agents bring to market this village semi-detached cottage residence that has not been modernised for many years, thus making this a great opportunity for potential redevelopment, expansion or just updating.

Located just on the fringes of the village in a country lane nestled amongst a few other country homes. Within the village we have local shops/stores, bus service connecting into Colchester and train station linking into Colchester and then London's Liverpool Street.

Properties in this situation are not readily available making this a chance not to be missed.

Interested buyers will have time to do their due diligence as a four weeks marketing period will be carried before any offers will be considered by the seller 01-09-2026 - 30-09-2026. All offers to be in writing advising of the offer amount, funding, position to proceed, ID checks by Lifetime Legal would have to be completed before any purchase can proceed by all buyers.

Reception Porch
11'1" x 7'5" (3.38m" x 2.26m")

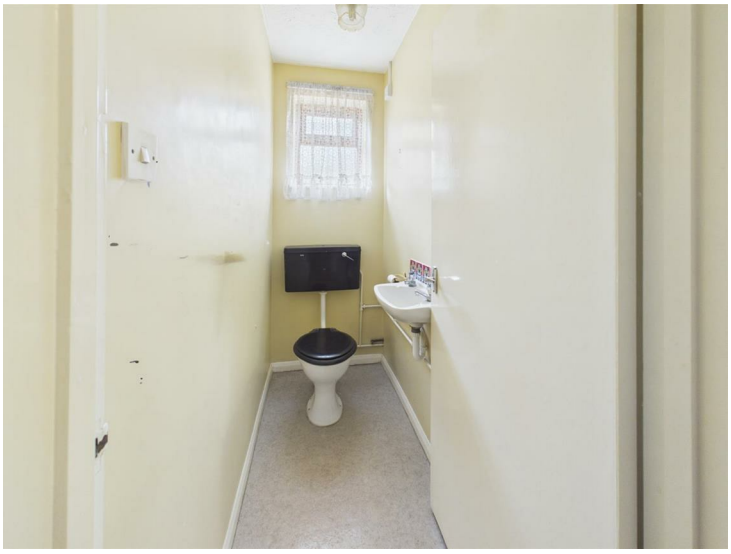
Dining Room/Bedroom
10'1" x 9' (3.07m" x 2.74m)

Lounge
17'10" x 10'8" (5.44m" x 3.25m")

Master Bedroom (1)
12'3" x 10'4" (3.73m" x 3.15m")

Bathroom
6'3" x 6'3" (1.91m" x 1.91m")

Separate WC
6'4" x 2'11" (1.93m" x 0.89m")



Kitchen
16'4" x 7'1" (4.98m" x 2.16m")

First Floor Bedroom
10'9" x 10'8" (3.28m" x 3.25m")

First Floor Box Room
12'11" x 7'4" (3.94m" x 2.24m")

Garden and Grounds

Garage/Sheds

Material Information
Local Authority - Tendring District Council
Planning Office - 01255 686161
Council Tax Band - C
EPC - F - Valid till - 23.09.2036 (currently not suitable for a buy to let)
Drainage - Septic tank, shared with adjoing neighbour who would have access rights, located in the grounds of Jassamine.
Main structure is of brick construction.
Extended approx. 1985
We understand further housing development is planned for the village off Cockaynes Lane.
No mains gas supply - electric heating.
Flood Risk - via .Gov - Very Low.
Broadband Area Coverage - via Ofcom - Standard/Superfast
Mobile Phone Area Coverage - vai Ofcom - between 74% - 85% for the main suppliers
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.

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.

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."

Ground Floor

Floor 2

Approximate total area(1)

926 ft²

86.1 m²

Reduced headroom

11 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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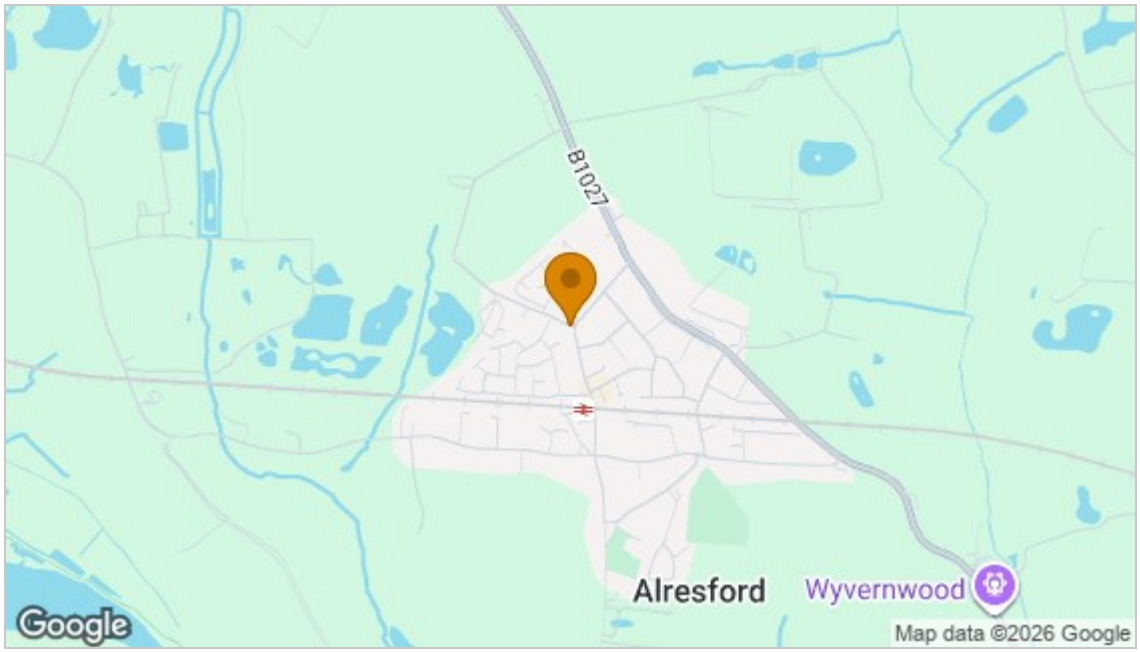

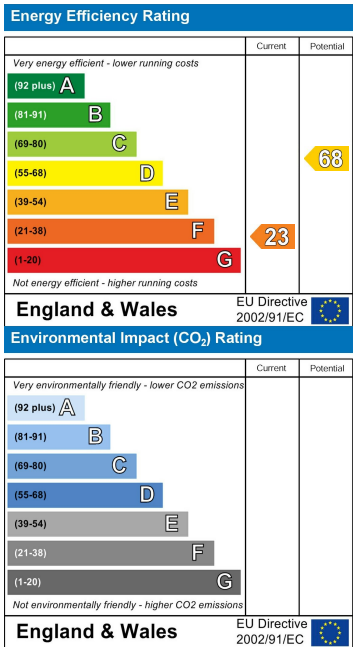

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