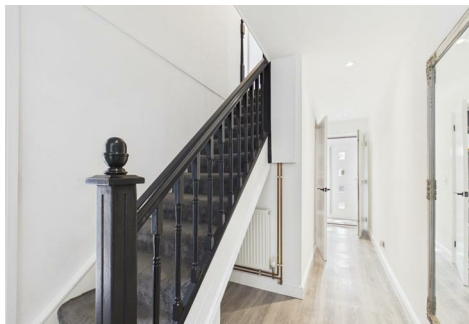




Kohima Road, Colchester, CO2 9RF

£300,000

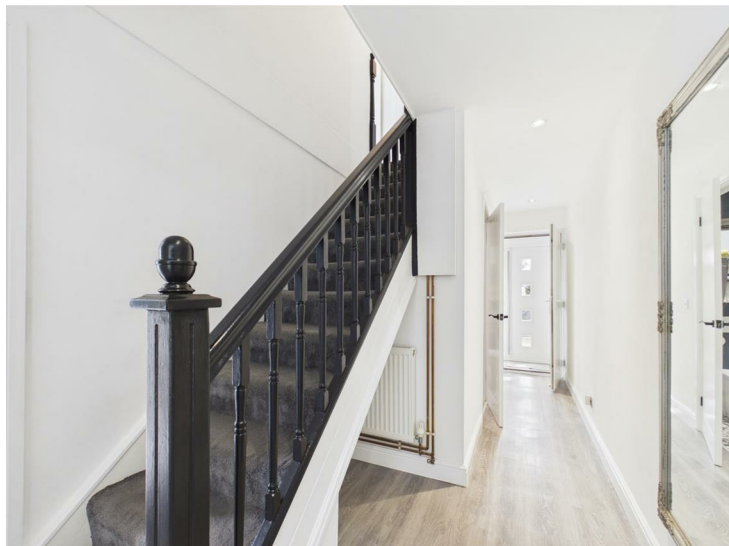
Gallant Richardson Estate Agents bring to market this, now FOUR BEDROOM residence located just an approximate two mile to the south side of the city. Locally there is bus service that regularly runs back to the city where a whole host of shopping, transport and leisure facilities can be found such as train station that connects into London's Liverpool Street, Colchester's Castle and park, cafes/restaurants, and supermarkets. Closer to hand are local store/petrol station, country walks, and schools.

The property we feel is presented to a good standard and offers a sizeable family accommodation with a lovely feature kitchen/diner, extra reception room or fourth bedroom, cloakroom and three bedrooms and family bathroom to the first floor.

VIEWING ADVISED!

Entry Porch

Entry Hall



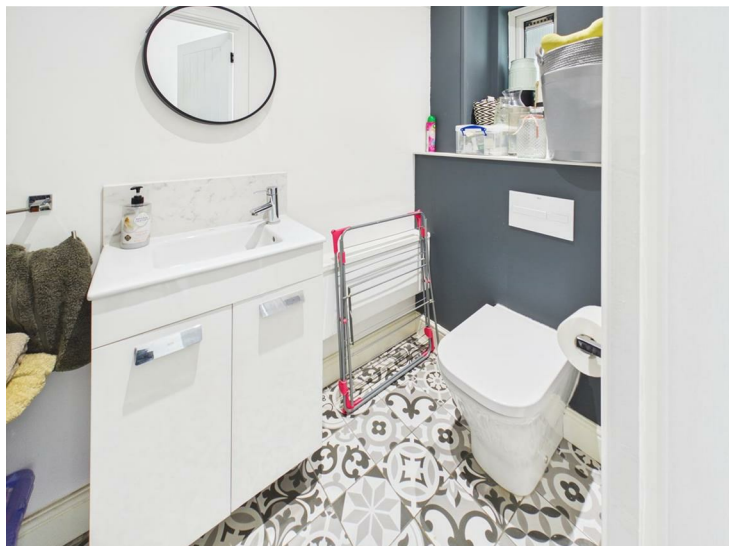
Kitchen/Diner

17'4" x 9'7" (5.28m" x 2.92m")



Cloakroom - WC

7'9" x 3'8" (2.36m" x 1.12m")



Ground Floor Bedroom

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

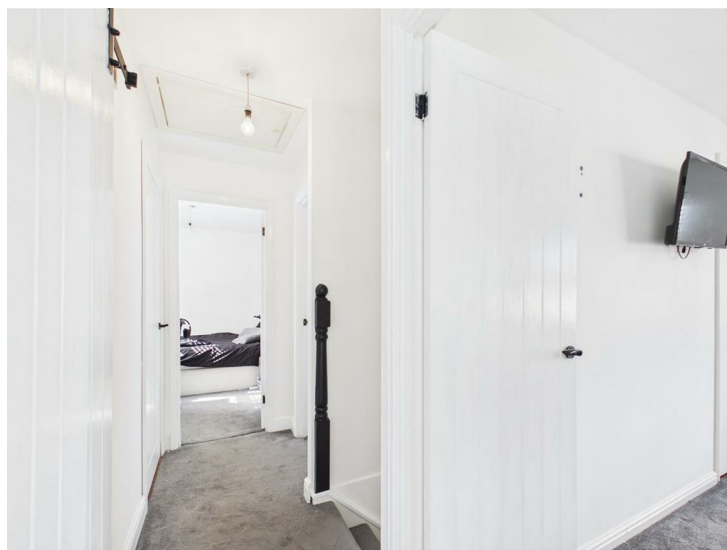


Lounge

17'5" x 9'9" (5.31m" x 2.97m")



Landing



Bedroom One

13'5" x 9'1" (4.09m" x 2.77m")



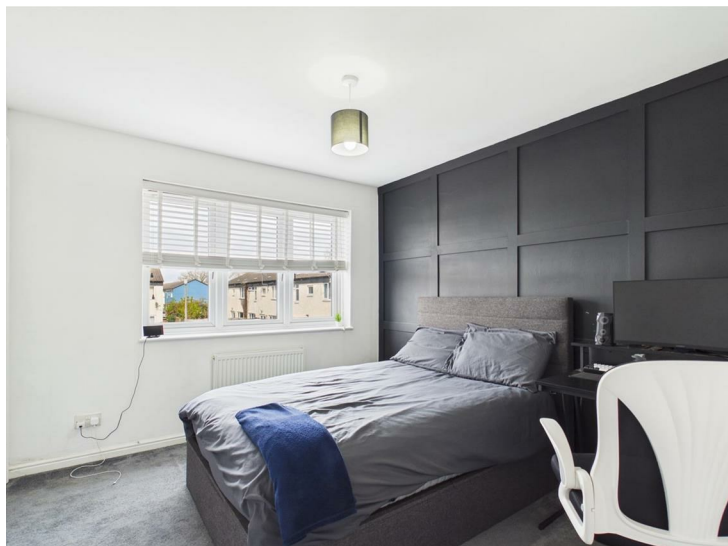
Bathroom

6'9" x 5'11" (2.06m" x 1.80m")



Bedroom Two

10'7" x 9'10" (3.23m" x 3.00m")



Outside



Material Information

Council Tax Band - C - £1,991.95 - 2025/2026

EPC - TBC

Mobile Phone Area Coverage - via Ofcom - Yes

Broadband Area Coverage - via Ofcom - Standard/Superfast

Flood Risk - Very Low - via .Gov.UK

Local Authority - Colchester City

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.

Bedroom Three

8" x 5'1" (2.44m' x 1.55m")



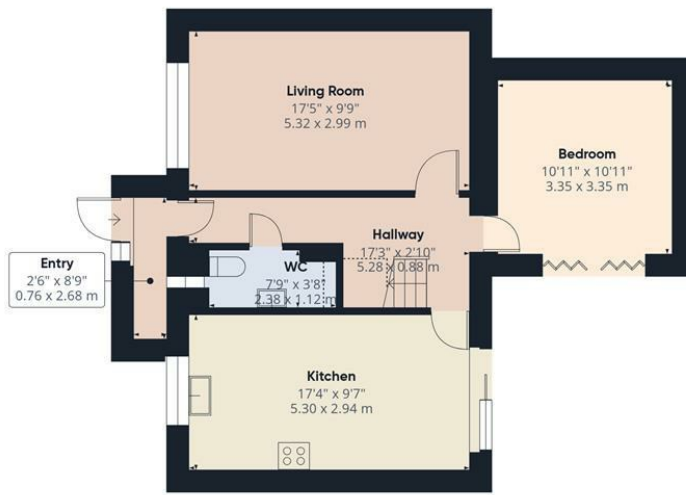
Anti-Money Laundering

"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⁽¹⁾

1025 ft²

95.1 m²

Reduced headroom

9 ft²

0.9 m²

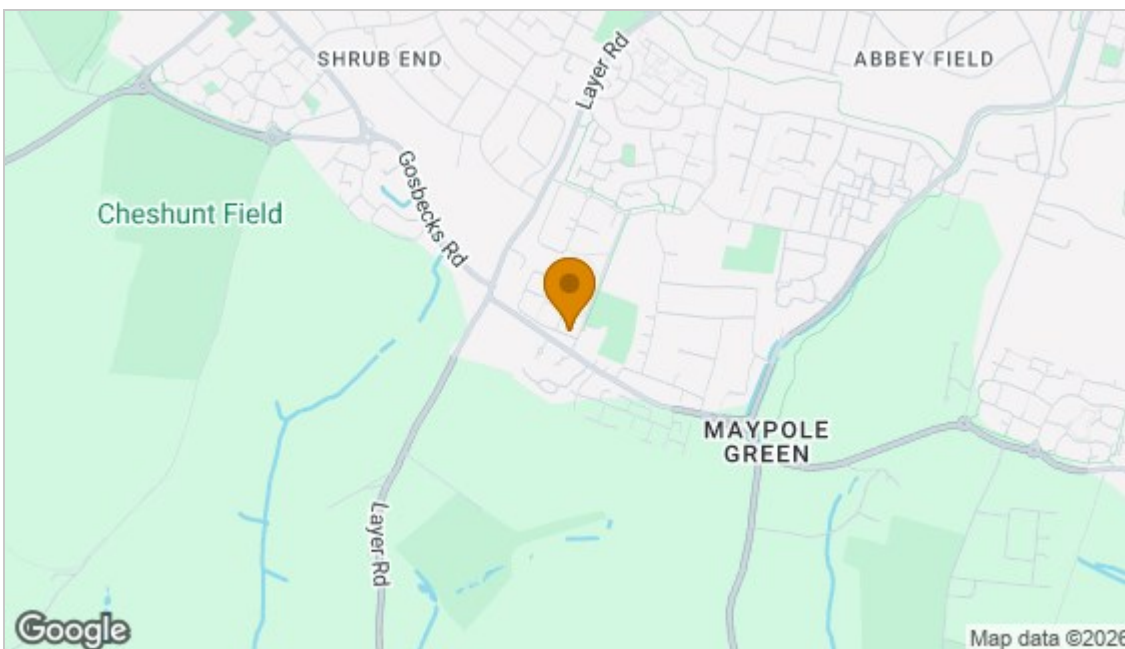
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
England & Wales EU Directive 2002/91/EC		

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