



## Claudius Road, Colchester, CO2 7RR

£190,000

Gallant Richardson Estate Agents bring to market this TWO/THREE BEDROOM bay fronted terrace house most conveniently situated for strolling to many local facilities, such as local shops, bus service, train station, Abbey Fields Park, schools and even the city centre, who needs a car!

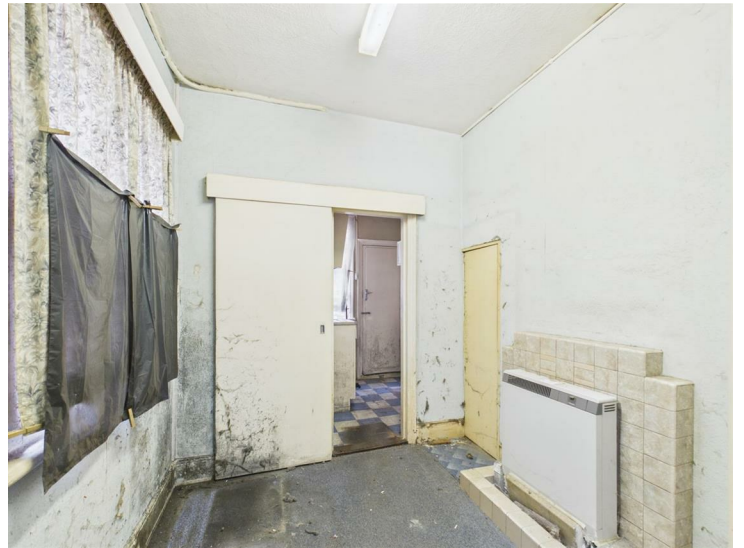
The property is in need of refurbishment having not being modernised for many years so would make a great project to bring back to life or as an investment.

No On-Going Chain!

Entry Hall



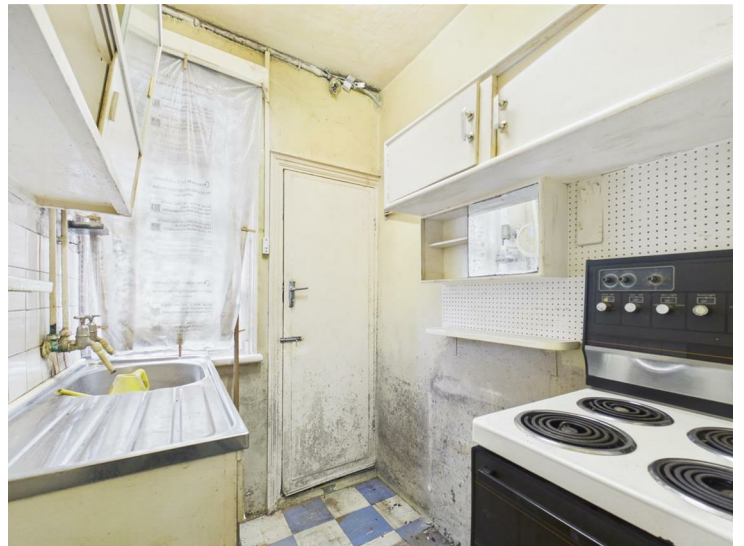
Breakfast Room  
9'7" x 6'10" (2.92m" x 2.08m")



Lounge  
12' x 9'8" plus bay (3.66m x 2.95m" plus bay)



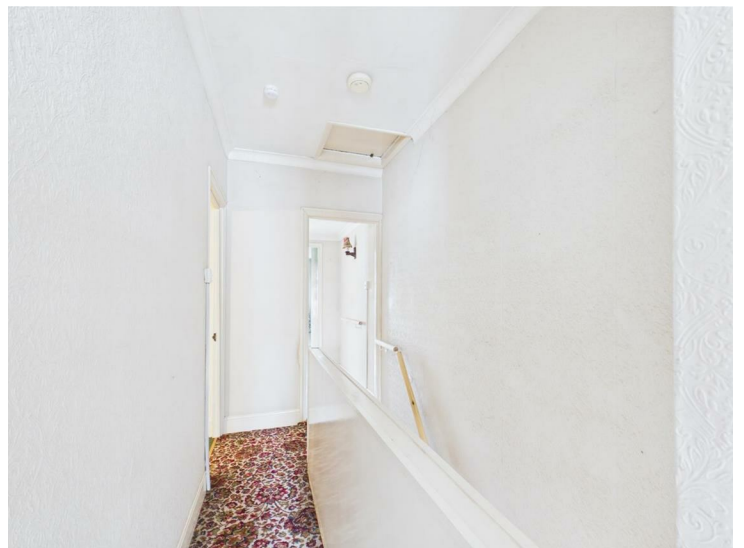
Kitchen  
6'2" x 4'10" (1.88m" x 1.47m")



Dining Room  
11'10" x 10'1" (3.61m" x 3.07m")



Landing



### Bedroom One

12'8" x 11'11" (3.86m" x 3.63m")



### Bathroom

5'8" x 4'6" (1.73m" x 1.37m")

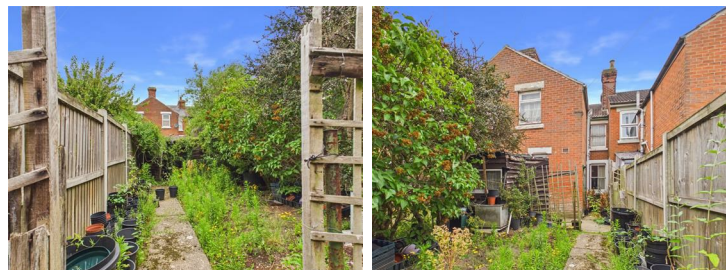


### Bedroom Two

11'11" x 7'10" (3.63m" x 2.39m")



### Outside



### Material Information

Council Tax Band - 2026/2027 - £1,742.95

EPC - F - Valid until, 23/04/2036

Mobile Phone Coverage Area - via Ofcom - Yes

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

Flood Risk - via .Gov - Very Low

Local Authority - Colchester

We understand gas is not connected to the property

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.

### Box Room

9'9" x 8'2" (2.97m" x 2.49m")

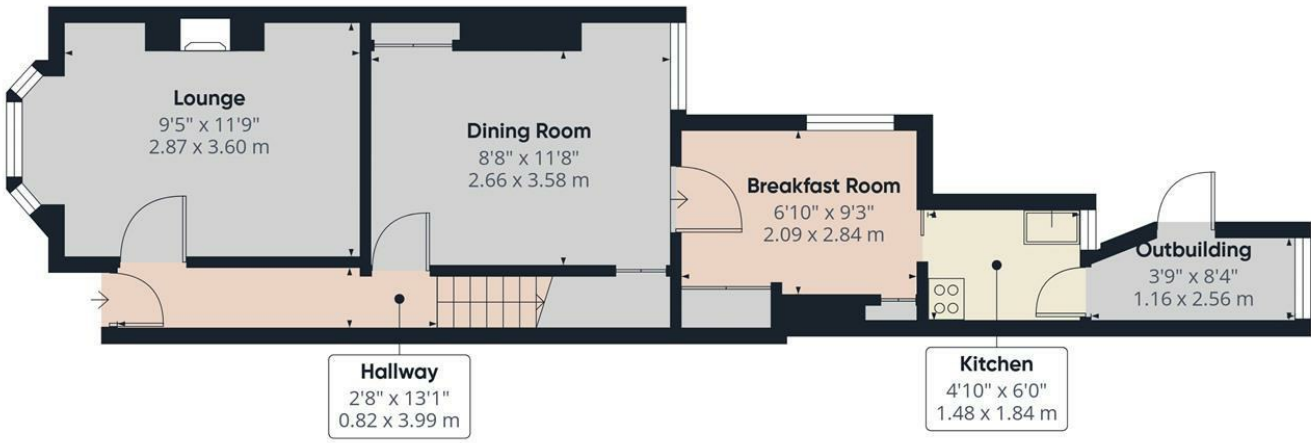


### Anti-Money Laundering

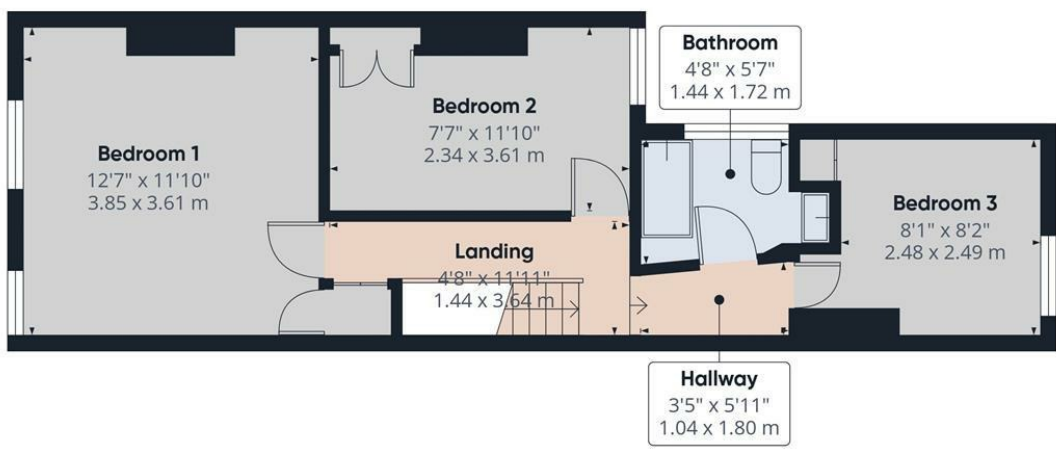
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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

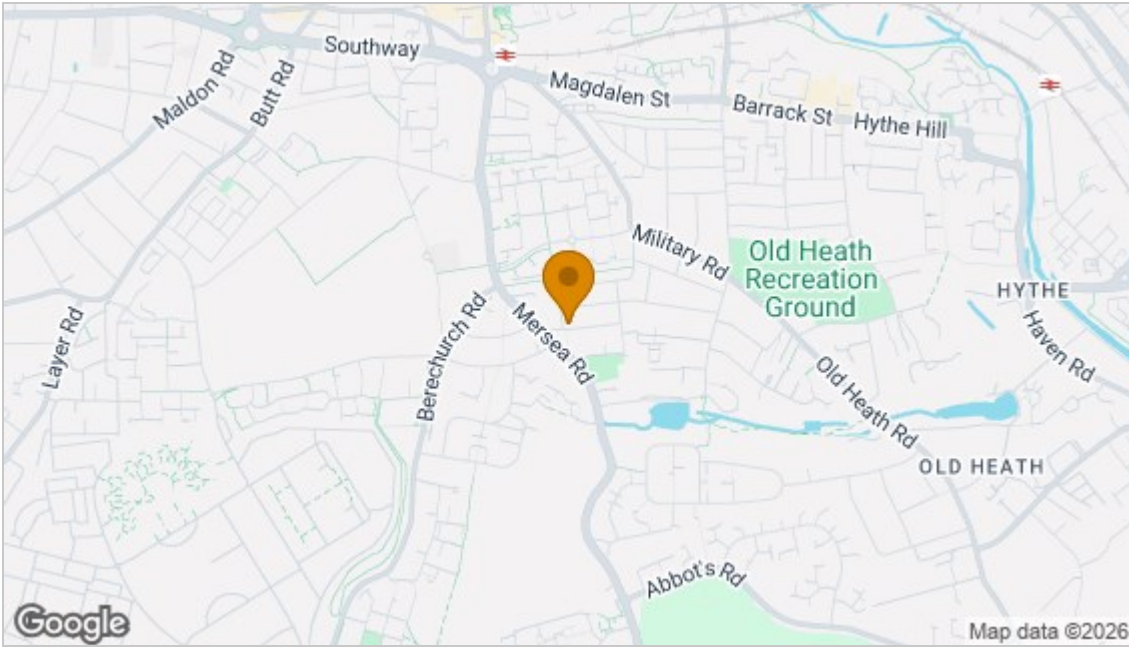


**Approximate total area<sup>1)</sup>**  
800 ft<sup>2</sup>  
74.6 m<sup>2</sup>

(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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>31</b>	
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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