



## Thornton Drive, Colchester, CO4 5WB

£290,000

Gallant Richardson Estate Agents bring to market this TWO BEDROOM end of terrace house. For a rental investment or own home this type of property has always been in demand as the location is so convenient, being only an approx. mile from the city centre but having much closer to hand a mainline train station that connects in London's Liverpool St. supermarket, access to the Country Park and hospital along with a bus service running nearby but yet nestled out of the way from a main road.

The property provides a first floor with the two bedrooms and bathroom, ground floor with entry hall, kitchen, and lounge. Outside is an enclosed rear garden and side garage with driveway.

**Reception Hall**  
11'7" x 6' (3.53m" x 1.83m)



**Bathroom**  
6'2" x 6'2" (1.88m" x 1.88m")



**Kitchen**  
11'7" x 6'2" (3.53m" x 1.88m")



**Bedroom One**  
12'8" x 9'8" (3.86m" x 2.95m")



**Lounge**  
12'6" x 11'2" (3.81m" x 3.40m")



**Bedroom Two**  
12'8" x 8'10" (3.86m" x 2.69m")



**Landing**

## Garden



### Material Information

EPC - C Valid till. Jan.2036

Council tax Band - 2025/2026 - C - £1,835.55

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Yes - via Ofcom

Flood Risk - Very Low - via .Gov.UK

Current Rent £950.00 PCM

Gas Central Heating with new boiler 2025

Mains Drainage

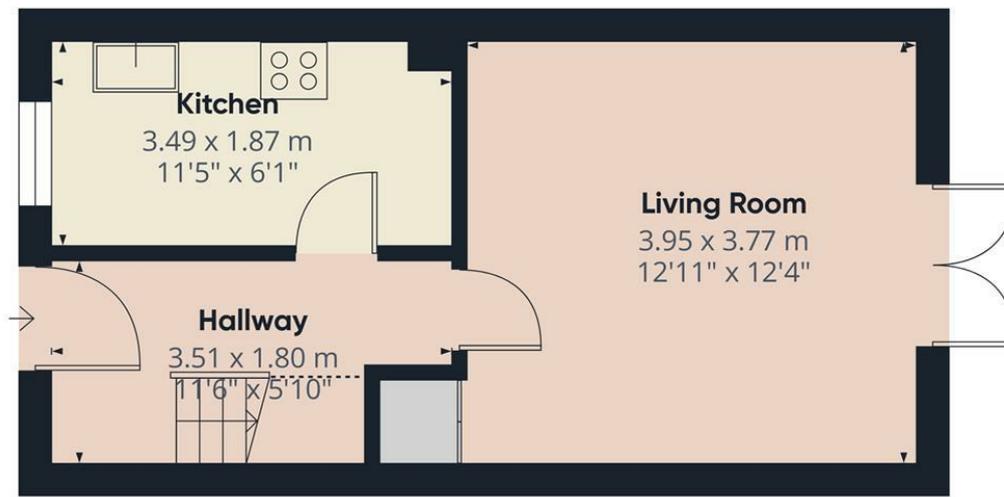
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

### Anti-Money Laundering

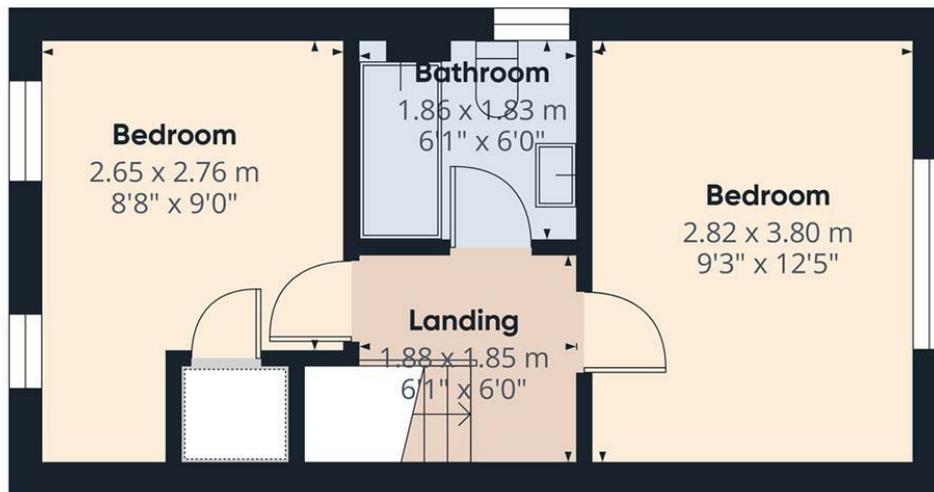
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you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

53.8 m<sup>2</sup>  
580 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>  
13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	74

**England & Wales** EU Directive 2002/91/EC

**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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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