



## Bromley Road, Colchester, CO4 3JF

£265,000

Gallant Richardson Estate Agents bring to market this TWO BEDROOM semi-detached ready to go, home situated just to the north east side of the city being an approximate couple of miles from the city centre made very accessible via the local bus service running close by. Train station at the Hythe connects into North Station. Tesco Express is a short stroll away for those daily needs along with local schools and other shops.

The property offers an accommodation of entry hall, ground floor cloakroom/wc, open plan lounge/kitchen/diner, two first floor bedrooms and bathroom. Enclosed rear garden and side driveway for off street parking.

NO ON-GOING CHAIN!

### Hall

5'5" x 3'2" (1.65m" x 0.97m")



### Landing



### Cloakroom

5'5" x 2'6" (1.65m" x 0.76m")



### Bedroom One

12'10" x 8'8"max (3.91m" x 2.64m"max)



### Lounge/Kitchen

22'7" (nar19'2") x 12'9" (6.88m" (nar5.84m") x 3.89m")



### Bedroom Two

9'4" x 9' (2.84m" x 2.74m)



## Rear Garden



### Material Information

EPC - B - Valid till 26/04/2028

Council Tax Band - C - 2025 - 2026 - £1,912.86

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Yes - via Ofcom

Flood Risk - Very Low - via .Gov.UK

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

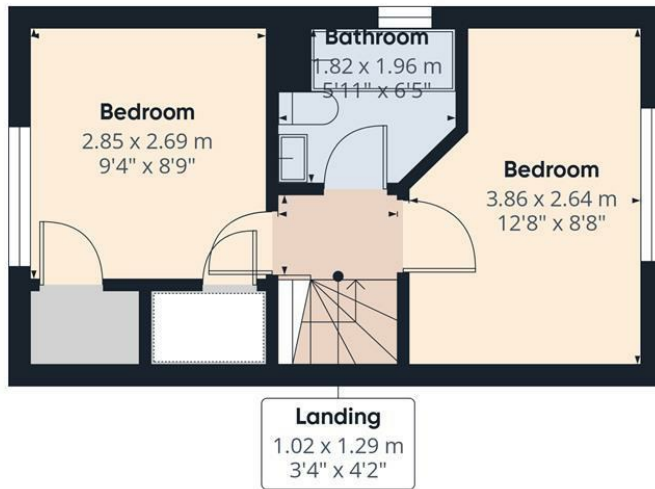
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you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

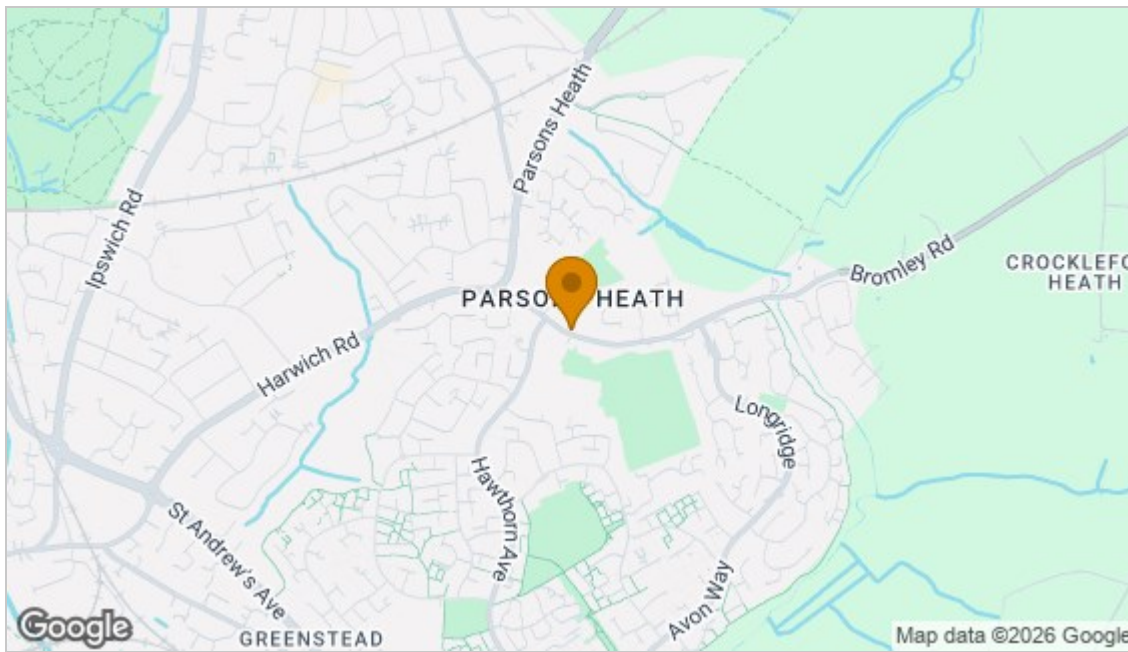


**Approximate total area<sup>(1)</sup>**  
50.8 m<sup>2</sup>  
546 ft<sup>2</sup>

(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			97
(92 plus) A			
(81-91) B		82	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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