



Broad Oaks Park, Colchester, CO4 0JX

£425,000

Gallant Richardson Estate Agents bring to market this FOUR BEDROOM DETACHED family residence positioned off the main road in a small residential community that has within a mile or so local schools and local shops a regular bus service running close by and good road access to the A12/A120.

The property we feel is of a generous sized accommodation with two reception rooms, ground floor cloakroom/wc, kitchen with large utility room just off and conservatory. First floor has the four large bedrooms and family bathroom. Enclosed low maintenance garden and a double garage, off street parking.

NO ON-GOING CHAIN !

Entry Hall

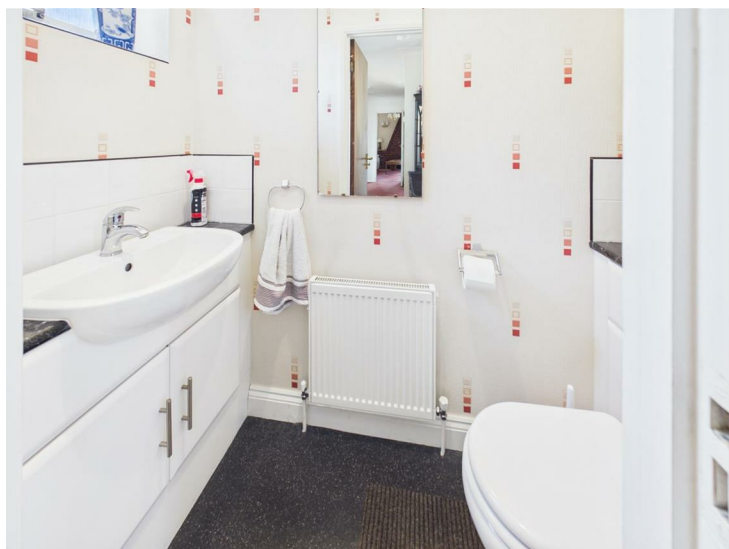


Lounge

22'5" x 1'3" (6.83m x 0.38m")



Ground Floor WC



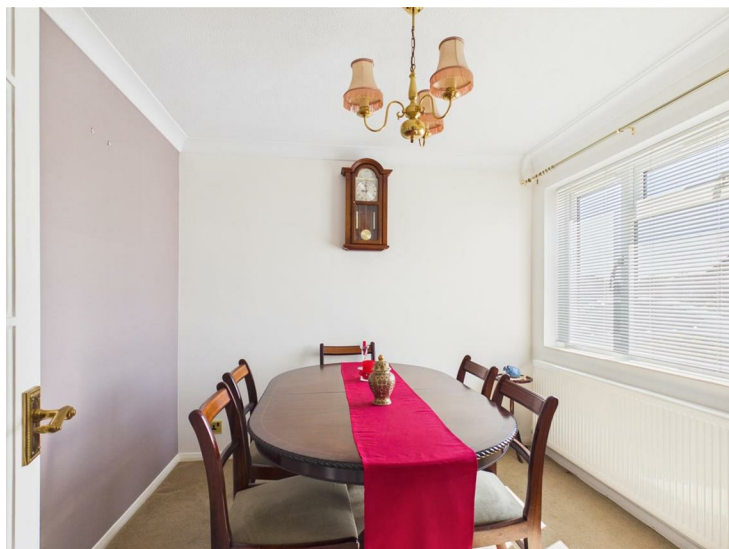
Conservatory

20'10" x 8' (6.35m x 2.44m)



Dining Room

9'6" x 9'1" (2.90m x 2.77m")



Kitchen

12'1" x 8'11" (3.68m x 2.72m")



Utility

17'2" x 12'1" (5.23m x 3.68m")



Bedroom One

11'5" x 10'8" (3.48m x 3.25m")



Garage

17'1" x 16'8" (5.21m x 5.08m")

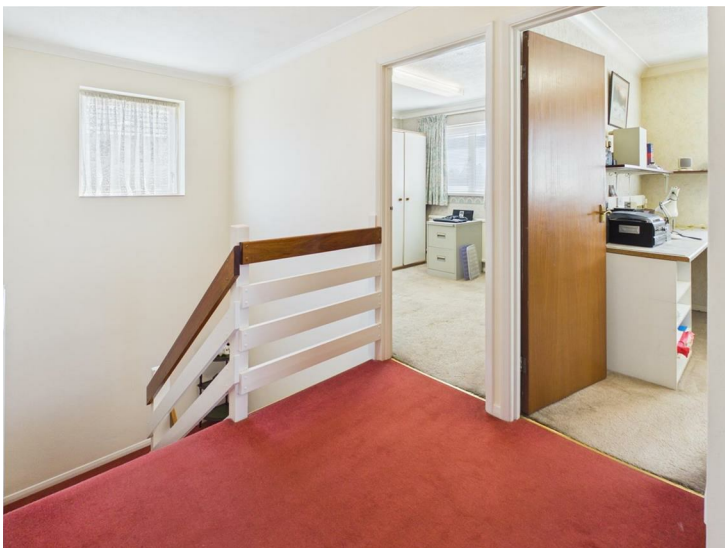


Bedroom Two

11'9" x 9'2" (3.58m x 2.79m")



Landing



Bedroom Three

10'5" x 9'2" (3.18m x 2.79m")



Bedroom Four

10'8" x 9'4" (3.25m" x 2.84m")



Bathroom

7'10" x 5'3" (2.39m" x 1.60m")



Outside



Material Information

Council Tax Band - E - £2,738.93 - 2026-2027

EPC - D - Valid until 13/05/2036

Mobile Area Coverage - via Ofcom - Yes

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

Flood Risk - via .Gov.UK - Very Low

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.

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.

SELLERS CONFIRMATION

SELLERS CONFIRMATION: I/We hereby confirm that the above details are an accurate representation of our property. Signed.....



Ground Floor



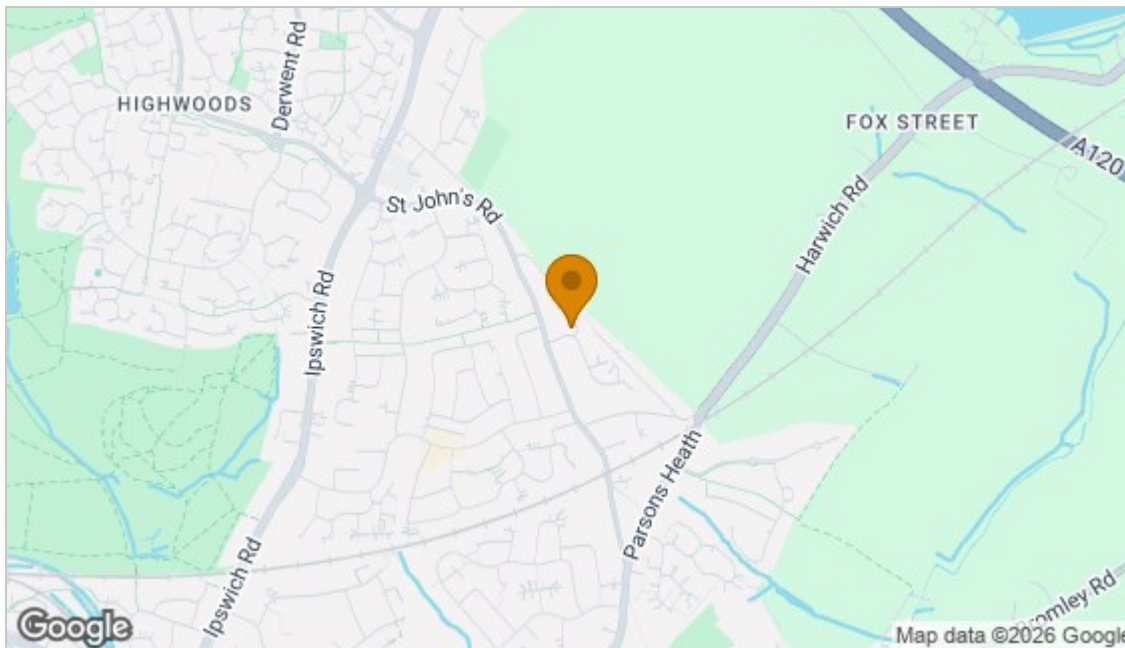
Floor 1

Approximate total area⁽¹⁾
1788 ft²
166.2 m²

(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) 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		
	66	74
EU Directive 2002/91/EC		
England & Wales		
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		
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