

## Chinook, Colchester, CO4 9SZ

Price £170,000

Gallant Richardson Estate Agents bring to market this well looked after one bedroom house which is tucked back off the main road being located conveniently to access the local superstore and shop parade, bus service, Highwoods Country Park and A12/A120 road access within a mile, what more could you wish for.

The owner is having the fascia, soffits and guttering replaced with UPVC in May, this will make it a great first time buy as it will be all ready to go, and no on-going chain. enclosed garden and off street parking. Viewing advised!

### Hall

6'8" x 3'8" (2.03m x 1.12m)



### Landing



### Lounge

13'10" x 9' (4.22m x 2.74m)



### Bedroom

13'11" x 8'7" (4.24m x 2.62m)



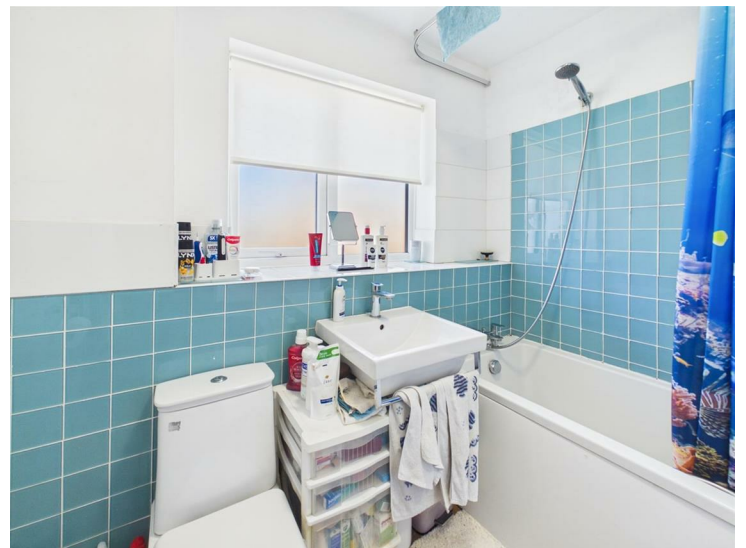
### Kitchen

7'2" x 6'5" (2.18m x 1.96m)



### Bathroom

7'4" x 4'4" (2.24m x 1.32m)



## Outside



### Material Information

EPC - E - valid until - 20/10/2029

Council Tax Band - Band - A - 2026/2027 - £1,493.96

Mobile Phone Area Coverage - via Ofcom - Yes

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

Flood Risk - via Gov.UK - Very Low

Brick Construction

Local Authority - Colchester City Council

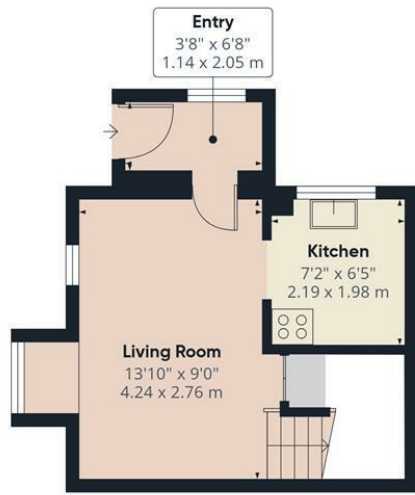
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

### 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

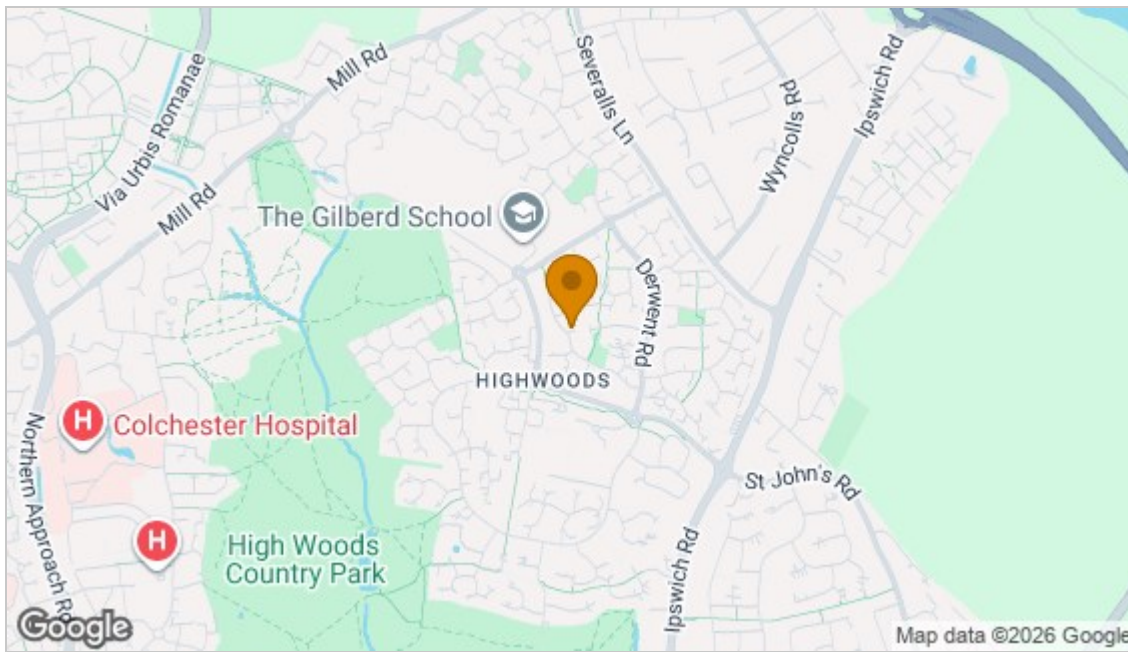


Approximate total area<sup>(1)</sup>  
441 ft<sup>2</sup>  
41 m<sup>2</sup>

(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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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