

## Fingringhoe Road, Colchester, CO2 8DZ

Asking price £300,000

Gallant Richardson Estate Agents bring to market this TWO BEDROOM detached bungalow residence that has recently undergone a program of redecoration and improvement. The property sits back from the main road screen by neighbouring property to its front and backs onto open countryside nestled within a small cul de sac setting.

The bungalow resides just on the southerly side of the city being an approximate two miles from city central where a whole host of shopping, transport and leisure facilities can be found and made more accessible via the local bus services running close by. Immediate shops are a stroll away for all those daily needs. Viewing advised and NO ON-GOING CHAIN!

Reception Hall



Bedroom Two  
11'3" x 8'6" (3.43m" x 2.59m")



Lounge  
15'9" x 11'5" (4.80m" x 3.48m")



Bathroom  
7'8" x 5'6" (2.34m" x 1.68m")



Bedroom One  
11'8" x 10'7" (3.56m" x 3.23m")



Kitchen  
10'8" x 8'10" (3.25m" x 2.69m")



## Garden



### Material Information

EPC - C - Valid till 26/07/26

Council Tax Band - C - as of 2025/2026 .Gov - Currently - £1,912.86 P.A.

Local Authority - Colchester City Council

Flood Risk - Very Low - via. .Gov

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Standard/Superfast/Ultrafast - via Ofcom

Mains - Gas, Electricity, Drainage.

"We have been advised the driveway upkeep is shared with the neighbouring property 18A. 18A has a right of way over the driveway."

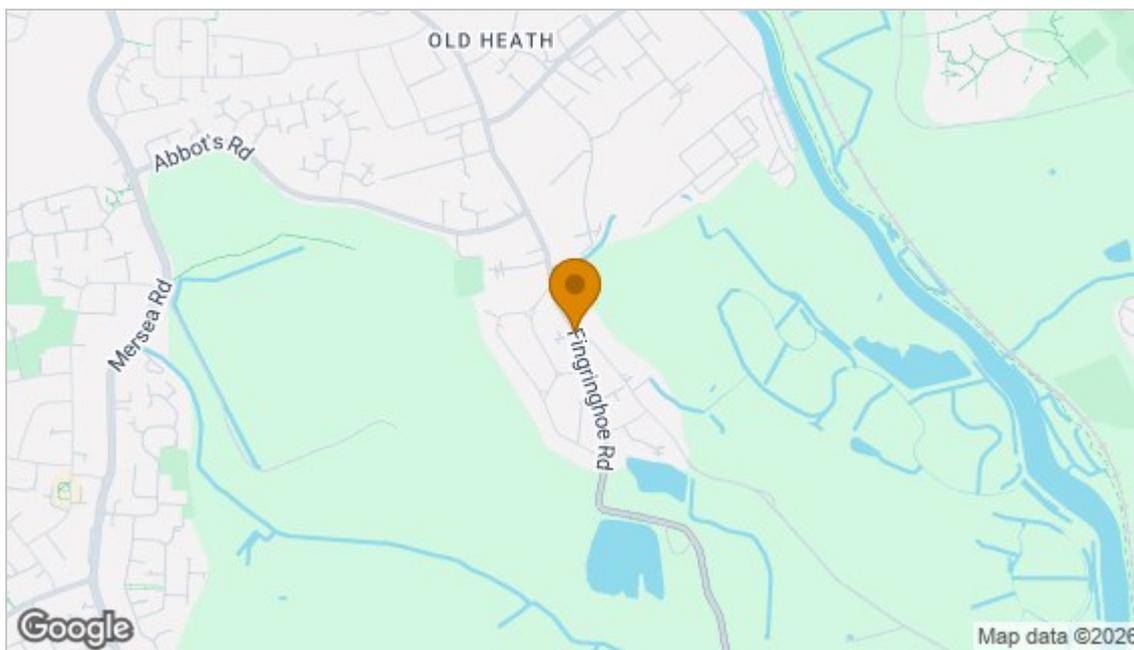
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		<b>73</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		
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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