



Abbots Road, Colchester, CO2 8BG

£325,000

Gallant Richardson Estate Agents bring to market this FOUR BEDROOM detached house of which is in need of a all but a complete refurbishment lending itself for the right buyer to put their own individual stamp on the place. The property is located in we feel excellent family orientated location, being just outside the city by only a mile or two positioned facing open field and woodland, local primary school just at the end of the road, supermarket close by and local bus service to hand, what more could you want to suit the family needs.

The accommodation comprises of entry hall, separate lounge and dining room, good sized kitchen with utility and WC off, first floor with four bedrooms, master with en-suite and family bathroom. Outside we have front garden and driveway, garage, side path to rear garden.

NO ON-GOING CHAIN!

Reception Hall
4'7" x 4'5" (1.40m" x 1.35m")



Kitchen
10'8" x 10'7" (3.25m" x 3.23m")



Lounge
15'7" x 12'11" (4.75m" x 3.94m")



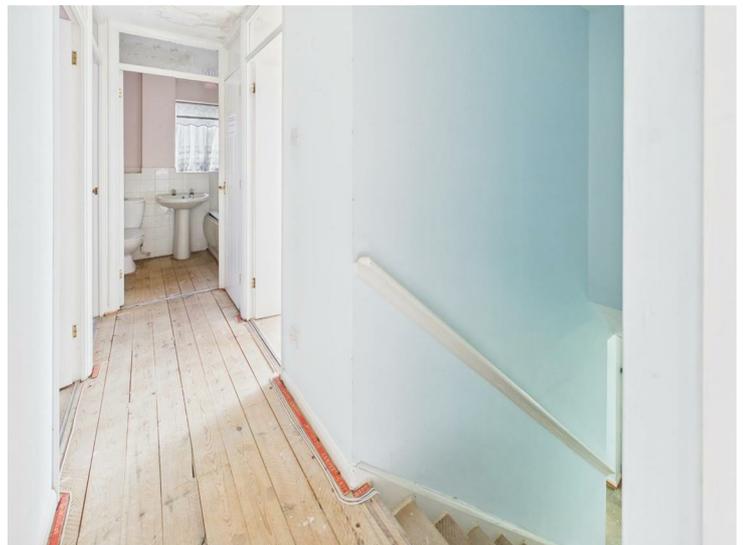
Utility/WC
6'6" x 4'8" (1.98m" x 1.42m")



Dining Room
10'8" x 8'5" (3.25m" x 2.57m")



Landing



Bedroom One

12'5" x 10'10" (3.78m" x 3.30m")



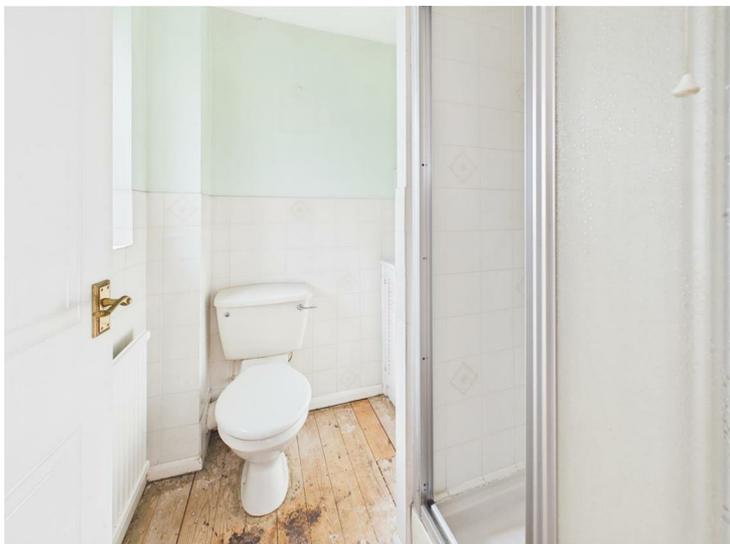
Bedroom Three

8'5" x 7'11" (2.57m" x 2.41m")



En Suite

5'7" x 5'6" (1.70m" x 1.68m")



Bedroom Four

8'9" x 7'3" (2.67m" x 2.21m")



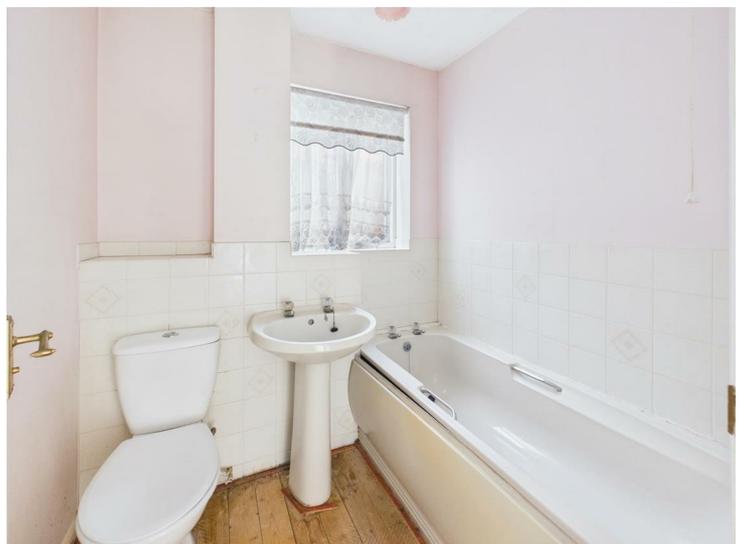
Bedroom Two

12'10" x 7'10" (3.91m" x 2.39m")



Bathroom

6'3" x 5'7" (1.91m" x 1.70m")



Garage

16'10" x 8' (5.13m x 2.44m)



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.

Outside



Material Information

Please be advised that all offers need to be put in writing to the agent stating who the intended buyers are, funding method and amount (and proof of), position (property to sell or not). After a minimum of four weeks marketing only then will these interests be put forward to the seller for consideration, this is at the sellers request.

EPC - TBC

Council Tax Band - D - 2025/2026 - £2,151.97

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Standard/Superfast/Ultrafast - via Ofcom

Flood Risk - Very Low - via .Gov

Local Authority - Colchester City Council

Please be advised all mains services are connected to the property but are switched off/drained down.

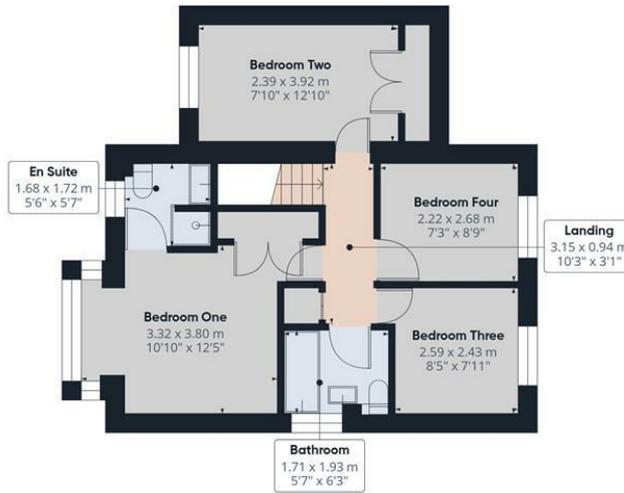
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

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



Ground Floor



Floor 1

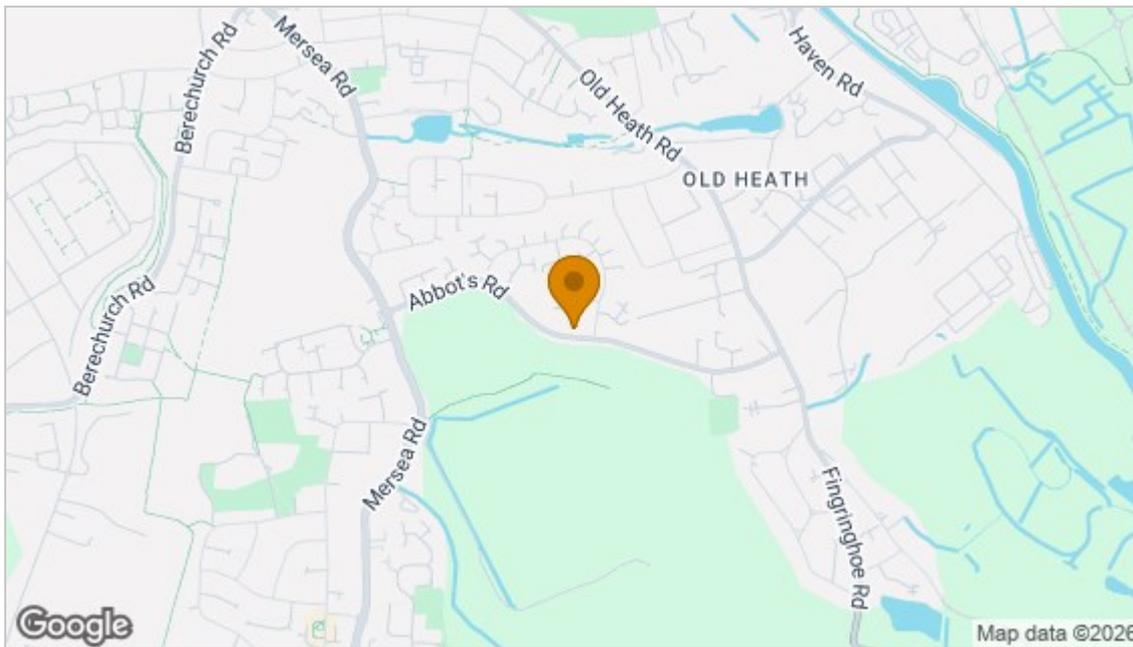


Approximate total area⁽¹⁾
103.7 m²
1115 ft²

(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		

EU Directive 2002/91/EC

England & Wales Environmental Impact (CO₂) 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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