



Miranda Walk, Colchester, CO4 3SL

Price guide £245,000

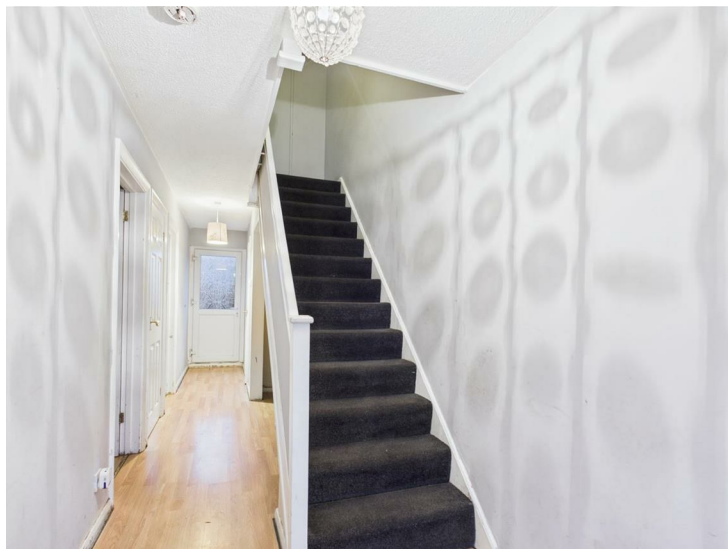
PRICE GUIDE - £245,000 - £250,000

Gallant Richardson Estate Agents bring to market this THREE BEDROOM end of terrace house situated with the heart of a residential area facing onto an open green and within strolling distance local shops, schools and bus service that runs into the city centre. Within a mile you can also find Tesco superstore, university and train station located at the Hythe of which connects into Colchester North and then London.

The property itself offers a good-sized accommodation with ground floor wc as well as first floor bathroom, kitchen/diner, lounge and the three bedrooms. Enclosed garden. Some attention required but has, NO ON-GOING CHAIN.

Entrance Hall

24'11" xs 5'11" (7.59m" xs 1.80m")



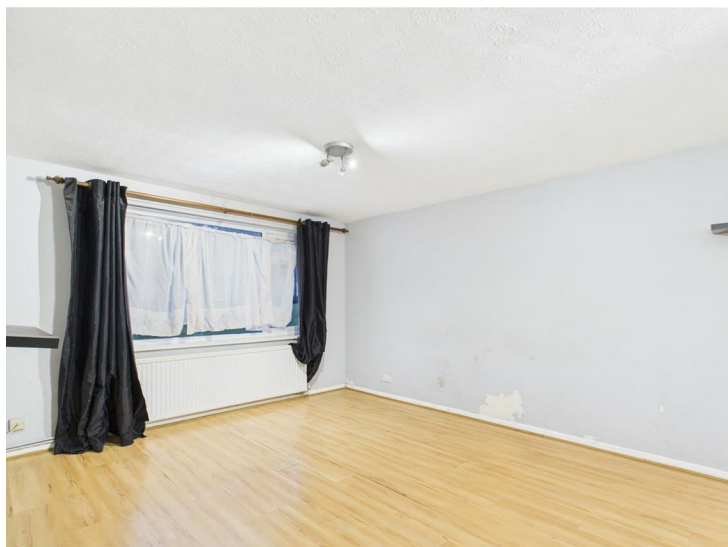
Kitchen

11'9" x 9'8" (3.58m" x 2.95m")

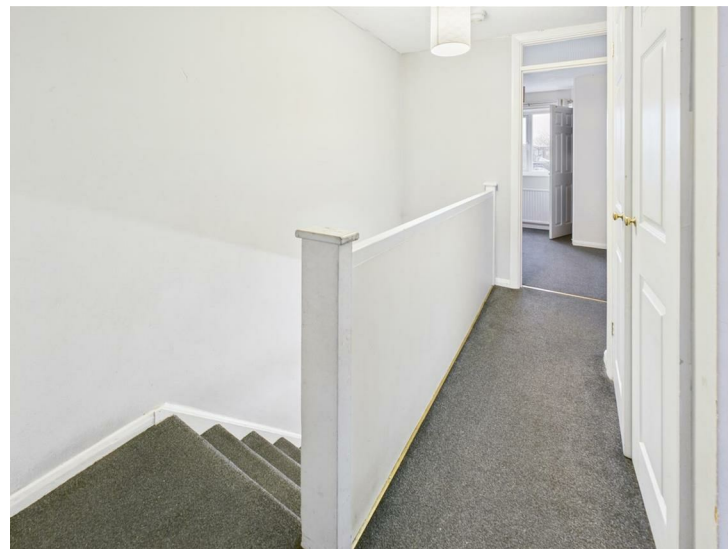


Lounge

16'10" x 11'10" (5.13m" x 3.61m")

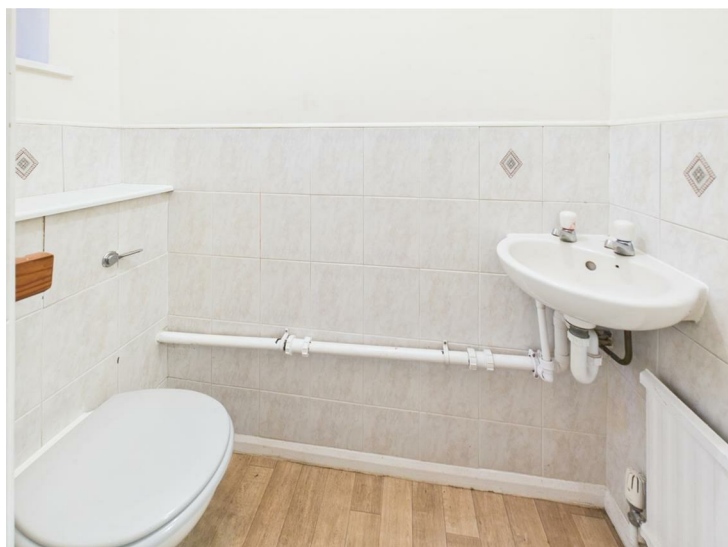


Landing



Cloakroom

5'3" x 2'7" (1.60m" x 0.79m")



Bedroom One

14'7" max x 10' (4.45m" max x 3.05m)



Bedroom Two
11'1" x 9'10" (3.38m" x 3.00m")



Bedroom Three
9'1" x 7'9" (2.77m" x 2.36m")



Bathroom
6'8" x 5'4" (2.03m" x 1.63m")



Outside

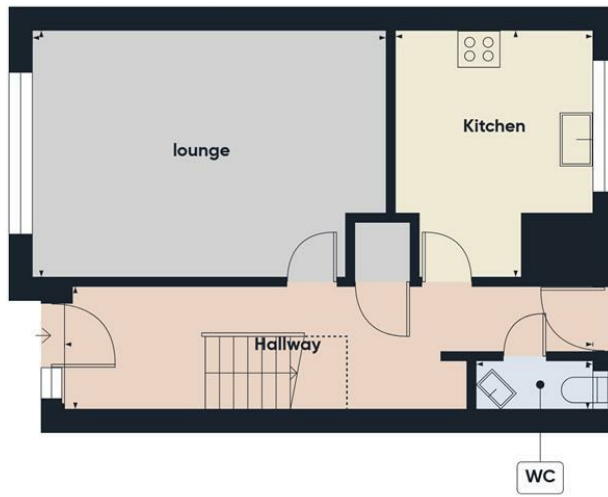


Material Information
Council Tax Band B - £1,673.75 2025/2026
Local Authority - Colchester City Council
EPC - D - Valid Until - 25/07/27
Flood Risk - Very Low - via Gov.Uk
Mobile Phone Coverage - Yes - via Ofcom
Broadband Coverage - Yes - via Ofcom
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

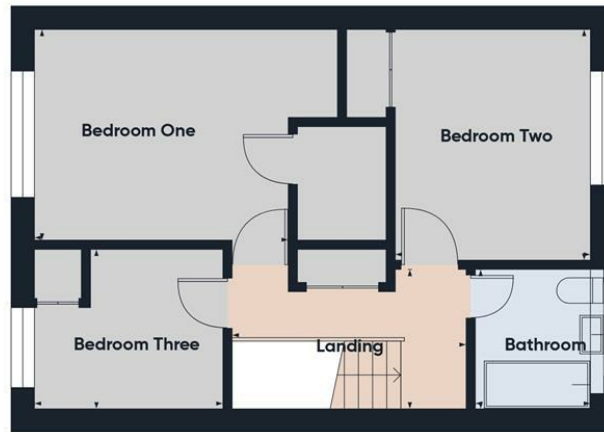
Anti-Money Laundering
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal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

80.8 m²
871 ft²

Reduced headroom

1.2 m²
13 ft²

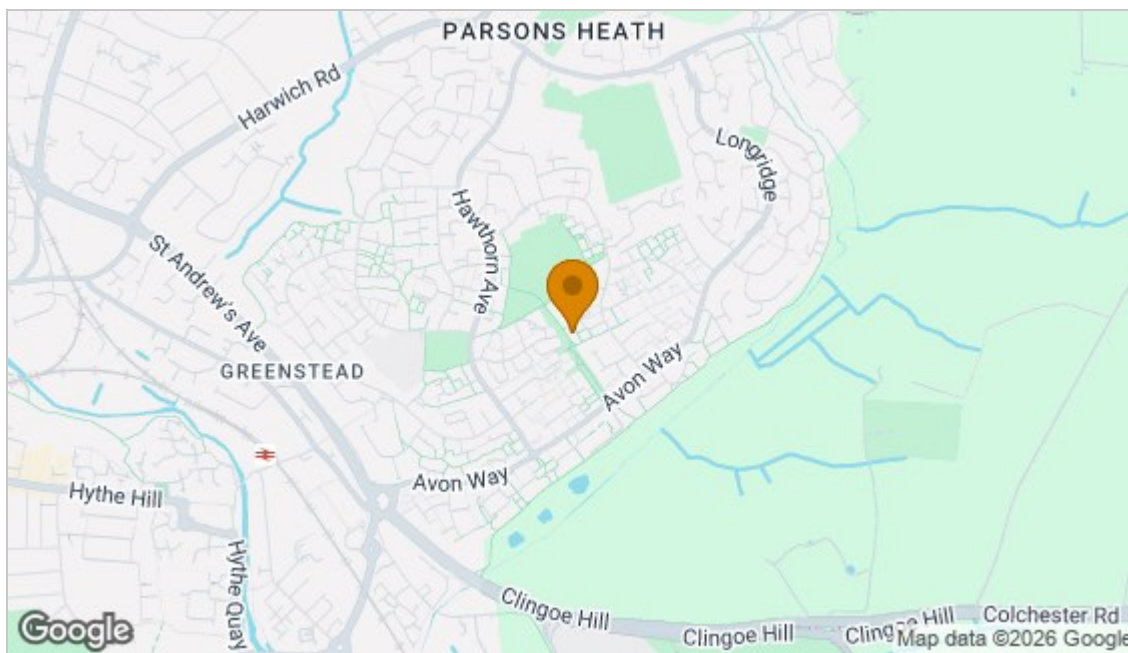
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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