

## Roach Vale, Colchester, CO4 3YN £265,000

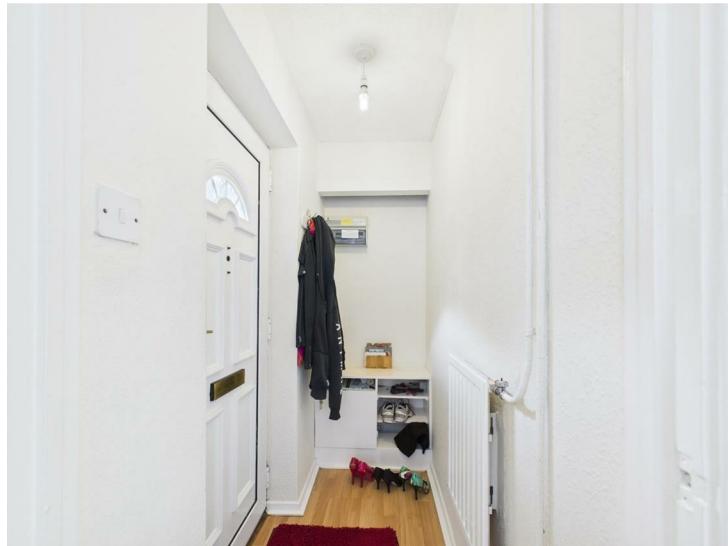
Gallant Richardson Estate Agents bring to market this TWO BEDROOM end terrace house, a lovely little home nestled away within a residential area where local shops, schools and bus service are within close proximity.

On approach the property is set back from the road with parking bay at the front and rear drive to single garage. The property has entry hall, lounge, and dining areas along with kitchen. Upstairs the two bedrooms and bathroom. Outside enclosed rear garden and gate access directly to the garage.

The city centre is approx. two/three miles with a wealth of leisure and shopping facilities along with two train stations connecting into London's Liverpool St, A12 road access also conveniently placed to access.

### Reception Hall

6'6" x 2'8" (1.98m" x 0.81m")



### Kitchen

11'10" x 7'7"nar 4'9" (3.61m" x 2.31m"nar 1.45m")

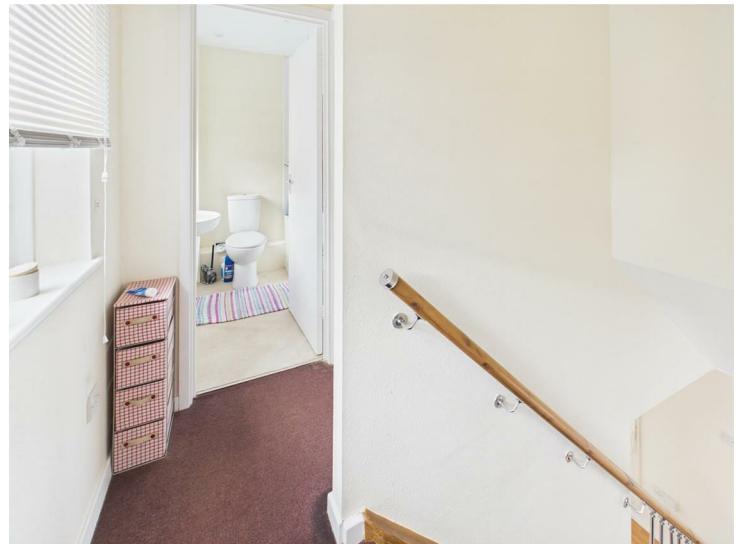


### Lounge

14'1" x 9'6" (4.29m" x 2.90m")



### Landing



### Dining Area

9' x 6'2" (2.74m x 1.88m")



### Bedroom One

14' x 9'6" (4.27m x 2.90m")



## Bedroom Two

8'1" x 7'11" (2.46m" x 2.41m")



## Bathroom

5'10" x 5'9" (1.78m" x 1.75m")



## Garden/Garage



## Material Information

EPC - D - Valid 31.03/2031

Council Tax Band - B - 2025/2026 - £1,673.75

Local Authority - Colchester City Council

Broadband Coverage - Standard/Superfast/Ultrafast - Ofcom Information

Mobile Phone Coverage - Yes - Ofcom Information

Flood Risk - Gov Site - Surface Water - Low/Medium - Sea/Rivers - Very Low

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

Approximate total area<sup>(1)</sup>

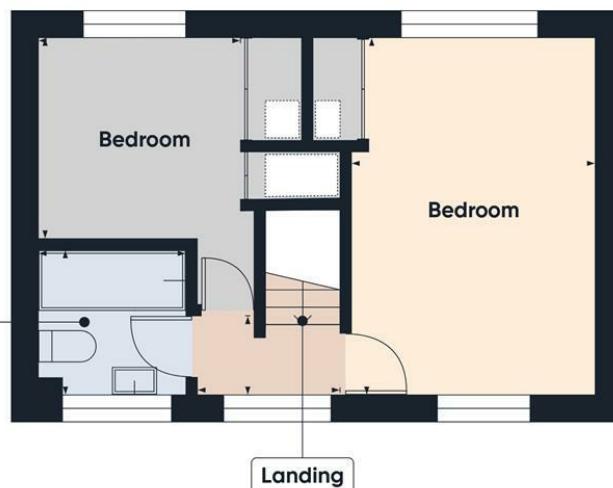
52.8 m<sup>2</sup>

566 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>



Floor 1

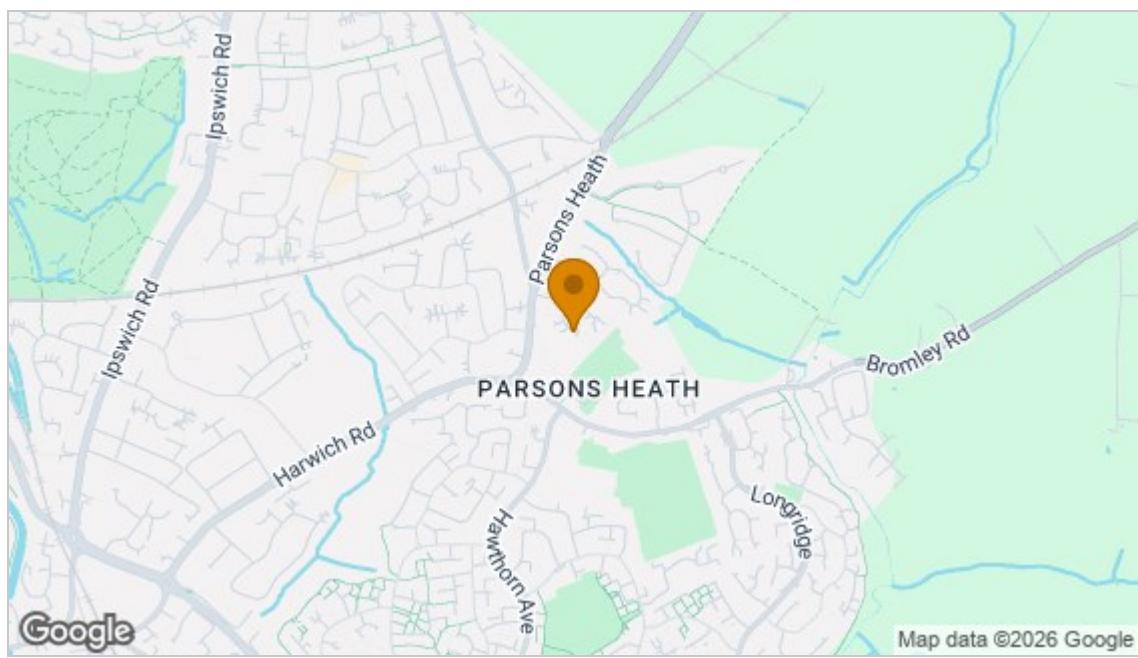
(1) Excluding balconies and terraces

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		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

#### England & Wales

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