

## Acorn Close, Colchester, CO4 0HY

Asking price £189,995

Gallant Richardson Estate Agents bring to market this GROUND FLOOR, TWO BEDROOM maisonette offering, we feel a good-sized accommodation along with off street parking and no on-going chain.

The property resides within a cul de sac away from main road traffic but being conveniently placed to access nearby supermarket, A12 road access and local bus service that runs into the city where a whole host shops, train station, restaurants, cafes, leisure centre and the lovely Castle Park can be found to name a few.

The property in recent times (2025) has undergone a program of enhancement being redecorated, new bathroom suite and upgraded kitchen, and improved heaters so all you have to do is put your own stamp on it and your new home is good to go.

### Reception Hall

6' x 2'11" (1.83m x 0.89m")

### Inner Hall

15' x 2'11" (4.57m x 0.89m")



### Lounge

11' x 10' (3.35m x 3.05m)



### Bathroom

10'10" x 5'2" (3.30m" x 1.57m")



### Kitchen

11'1" x 6'8" (3.38m" x 2.03m")



### Bedroom One

11'9" x 11'4" (3.58m" x 3.45m")





### Bedroom Two

11' x 10' (3.35m x 3.05m)



### Study/Box Bedroom

7'1" plus door rec x 5'4"max (2.16m" plus door rec x 1.63m"max)



### Material Information

Council Tax Band - B - £1,609.60 - 2025/2026

EPC - E - Valid June 2032.

Local Authority - Colchester City Council

Broadband Coverage - Standard/Ultrafast - via Ofcom

Mobile Coverage - Yes - via Ofcom

Flood Risk - Very Low - via .Gov.UK

Lease Info. We have been advised by the sellers solicitor there are approx. 90 years remaining on the lease and a ground rent of £100.00 P.A.

No maintenance service applies, owner responsible for maintaining their part of the building.

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.

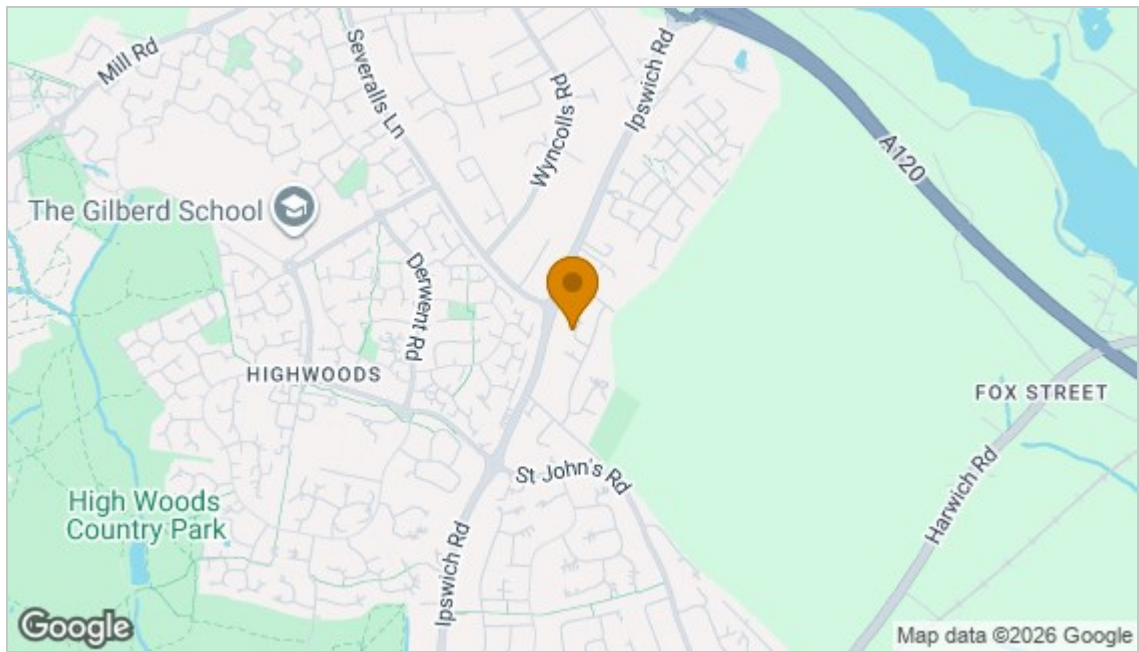
### Anti-Money Laundering

"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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	75
(21-38) F		
(1-20) G		
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) 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		
EU Directive 2002/91/EC		
England & Wales		

**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.