



Albany Road, Colchester, CO6 3LD

£395,000

Gallant Richardson Estate Agents bring to market this very well appointed TWO BEDROOM detached bungalow residence, a property we feel you will warm too immediately as soon as you enter as there is a light and airy ambiance about it all the way through, viewing advised.

Firstly, there is a generous driveway offering off street parking and access to the side garage. Front entrance brings you into the wide reception hall with storage/cloak cupboards. Main reception lounge with windows/glazed door to three aspects allowing plenty of light in. Access to conservatory and from there to kitchen, which is nicely done. The bedrooms are both of a decent size with an array of wardrobes to the front bedroom and finally a modern tip top shower room with modern suite. Rear garden being enclosed and having side gate.

All about the location being situated within a quiet residential area just off the village centre where a gentle stroll will get you to the local store, bus service, and countryside walkways. Colchester is a direct road link passing the main train station that connects into London's Liverpool Street.

Reception hall

13'9" x 6'4" (4.19m" x 1.93m")



Shower Room

8'2" x 5'5" (2.49m" x 1.65m")



Bedroom One

13'10" x 10'10"max (4.22m" x 3.30m"max)



Kitchen

12'5" x 9'11" (3.78m" x 3.02m")



Bedroom Two

12'5" x 9'11" (3.78m" x 3.02m")



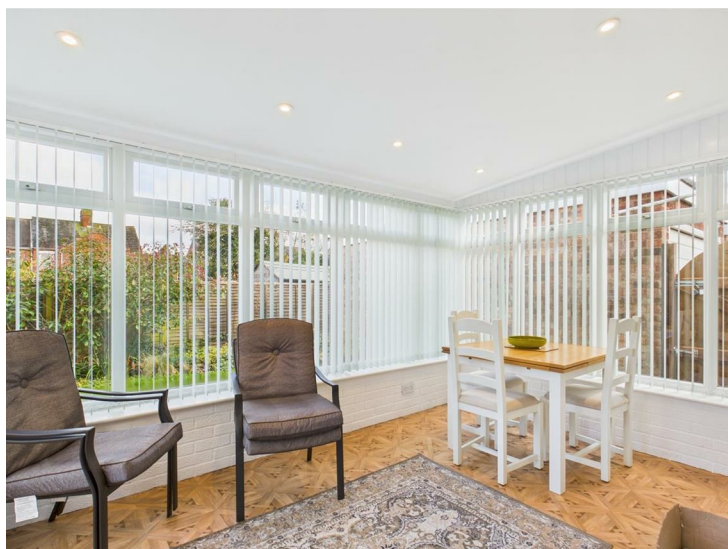
Lounge

18'4" x 11'5" (5.59m" x 3.48m")



Conservatory

12'1" x 8'11" (3.68m x 2.72m")



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.

Garden



Material Information

EPC - C - valid till 2033

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

Flood Risk - Very Low - via .Gov.UK

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Yes - via Ofcom

Gas Heating System

Local Authority - Colchester City Council

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

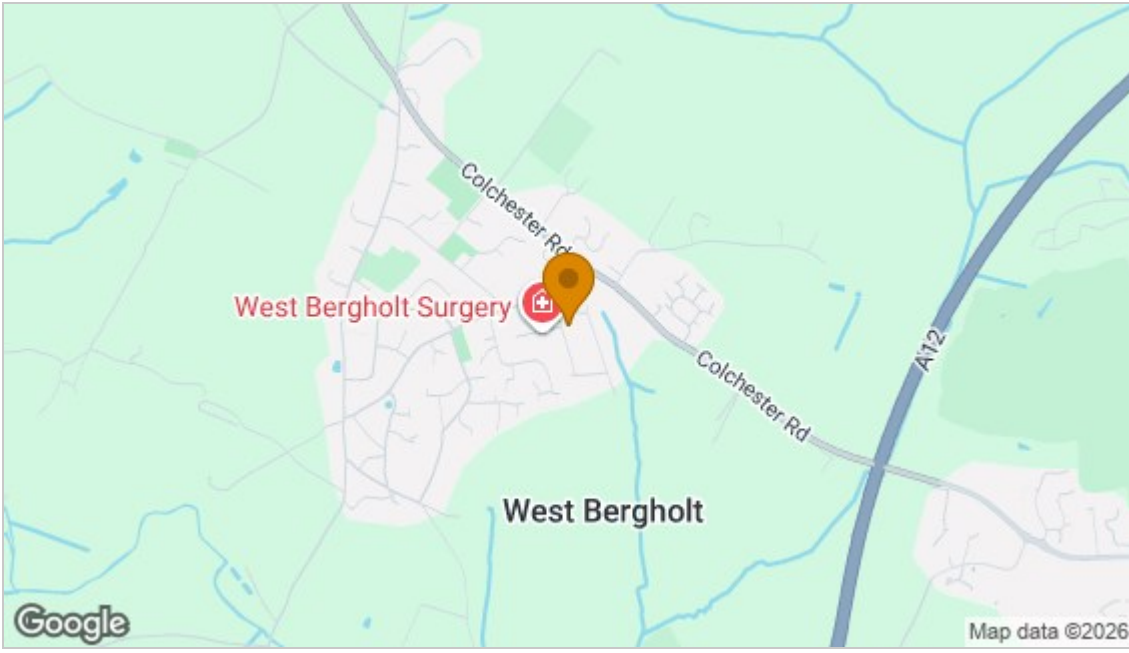


Approximate total area⁽¹⁾
79.9 m²
859 ft²

(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		
		84
	69	
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) 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		
EU Directive 2002/91/EC		
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