



## Peto Avenue, Colchester, CO4 5WJ

£265,000

Gallant Richardson Estate Agents are pleased to bring to market this well-presented two-bedroom house, situated in a popular and convenient location. Offering private garden, parking and garage, the property will appeal to a range of buyers including first-time purchasers, downsizers and investors alike.

Ideally positioned for access to the mainline train station, general hospital, Highwoods Country Park, local bus routes, supermarket and city centre with its range of leisure and shopping facilities.

The property is currently tenanted, with further information available on request.

**Lounge**  
15'3" x 11'8" (4.65m x 3.56m")



**Bedroom One**  
11'8" x 9'1" (3.56m x 2.77m")



**Kitchen/Diner**  
11'9" x 9' (3.58m x 2.74m)



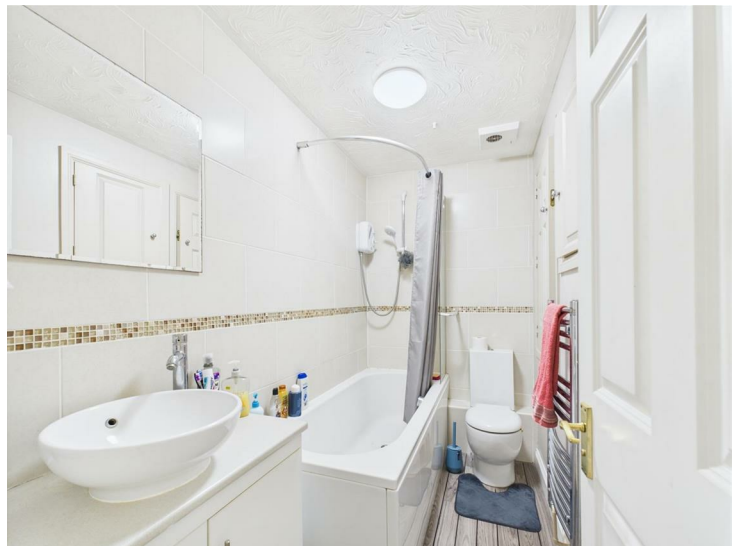
**Bedroom Two**  
11'7" x 7' (3.53m x 2.13m)



**Landing**



**Bathroom**  
8'6" x 4'6" (2.59m x 1.37m")



## Garden



## Garage



## Material Information

EPC - D - Valid until. 26/04/2032

Council Tax Band - C - £1,912.86 2025/2026

Local Authority - Colchester City Council

Mobile Phone Area Coverage - Yes, via Ofcom

Broadband Area Coverage - Yes - via Ofcom - Standard-Superfast-Ultrafast

Currently Rented Out at £1,225.00 PCM

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."

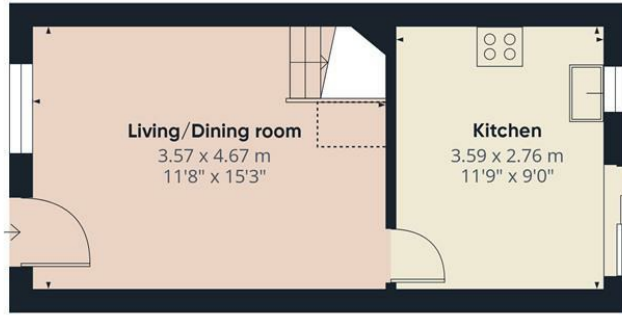
## Disclaimer

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<sup>(1)</sup>**

50.4 m<sup>2</sup>  
543 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>  
5 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>89</b>
	<b>66</b>	

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

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