

## Axial Drive, Colchester, CO4 5RY

Asking price £375,000

Gallant Richardson Estate Agents bring to market this THREE BEDROOM DETACHED family home with garage and off road parking for two cars.

This property is situated within walking distance of Colchester North Station, local shops, regular bus service and other local amenities. The property comprises of three double bedrooms with ensuite shower room to principle bedroom and family bathroom to the first floor. To the ground floor the property has two reception rooms comprising of living room, dining room and additional conservatory with double doors leading out to a private rear garden which has side access to the garage with power and lighting.

NO ON-GOING CHAIN!

### Hallway

5'0" x 8'2" (1.53 x 2.51)



Radiator, consumer unit, heating thermostat, stairs leading to first floor landing and doors leading to:

### Downstairs Cloakroom

3'0" x 6'1" (0.92 x 1.86)



Low level WC, corner wash hand basin with single taps, radiator

### Living Room

9'8" x 19'9" (2.95 x 6.03)



UPVC double glazed window to front and side, radiator, telephone point

### Dining Room

10'9" x 10'0" (3.30 x 3.07)



UPVC double glazed window to front, radiator, UPVC double glazed doors leading to conservatory

### Kitchen

9'0" x 9'3" (2.76 x 2.84)



Wall and floor mounted units and drawers with rolltop worksurfaces, stainless steel sink and drainer with mixer taps, integrated fridge/ freezer and dishwasher, space for washing machine, built in electric oven and gas hob with extractor hood over, heating controls, UPVC double glazed doors leading to:

### Conservatory

8'9" x 15'1" (2.68 x 4.62)



UPVC double glazed windows to three sides, UPVC double doors leading to rear garden

### Landing

4'4" x 7'0" (1.33 x 2.14)



Radiator, airing cupboard, access to loft space, doors leading to:

### Principle Bedroom

10'0" x 17'1" (3.05 x 5.21)



UPVC double glazed windows to front and side, radiator, built in double wardrobes, door leading to:

### Ensuite Shower Room

9'10" x 4'8" (3.02 x 1.44)



Double walk in shower with sliding door, low level WC, pedestal wash hand basin with mixer tap, radiator

### Bedroom Three

9'3" x 9'1" (2.84 x 2.78)



UPVC double glazed window to side, radiator

### Bedroom Two

9'3" x 10'4" (2.83 x 3.17)



UPVC double glazed windows to front and side, radiator

### Family Bathroom

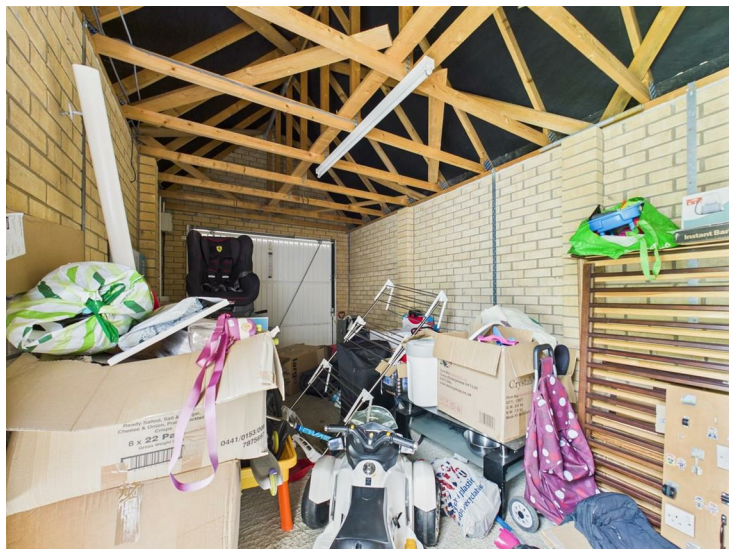
6'11" x 7'10" (2.12 x 2.40)



Paneled bath with mixer taps and shower over, low level WC, pedestal wash hand basin, UPVC double glazed frosted window to front, radiator

## Garage

18'10" x 9'4" (5.76 x 2.85)



Up and over door, power and lighting, side door leading to rear garden

## Front Garden

Stairs leading to front door, flowers and shrubs

## Rear Garden



The rear garden is mainly laid with artificial grass, small patio area, timber shed, outside tap, gate access to driveway, all enclosed by a brick wall and paneled fencing

## Material Information

Colchester City Council

Council Tax Band D - £2,283.00 - 2026-2027

EPC - C - Valid until 11/07/2033

Freehold

No onward chain sale

Standard brick faced construction with tiled roof.

Mains electricity, gas, water and drainage / sewerage are all connected.

Broadband speeds: 6 -1000 Mbps

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

We believe normal mobile phone coverage is available but please check with your supplier.

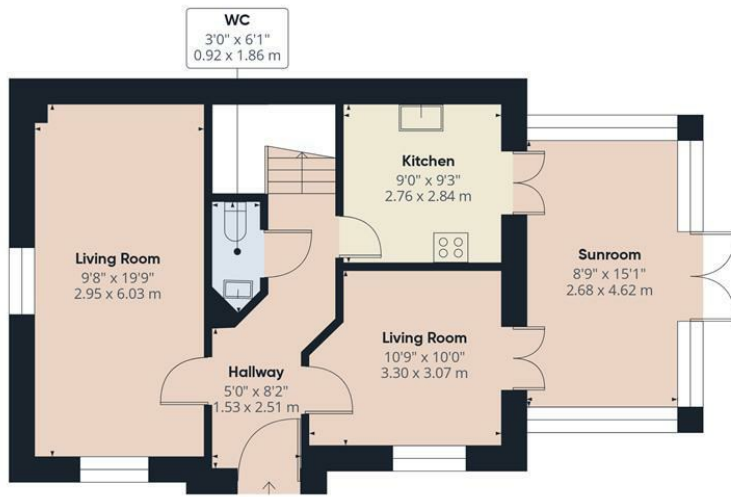
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

## Disclaimer

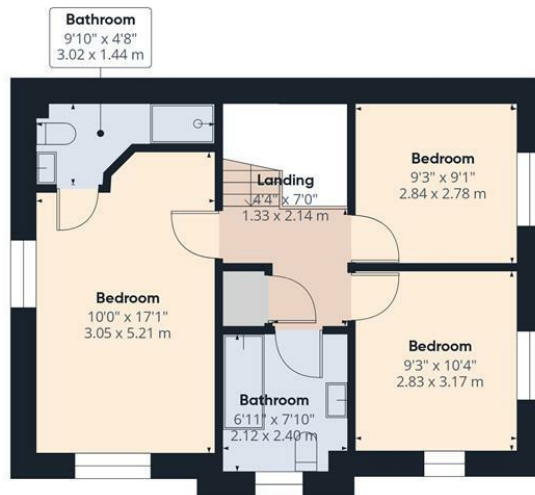
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## Anti Money Laundering Requirements

We are required by law to conduct anti-money laundering checks on all those 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 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, directly to Lifetime Legal, in advance of us issuing a memorandum of sale 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. This fee is non-refundable under any circumstances.



Ground Floor Building 1



Floor 1 Building 1

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

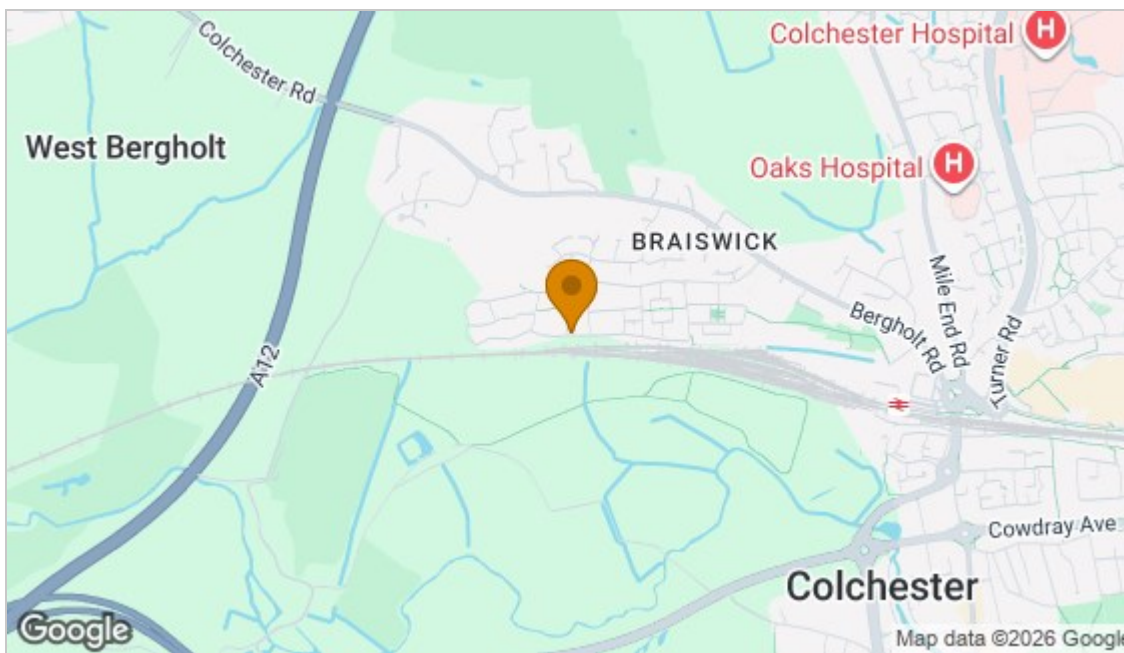
1123 ft<sup>2</sup>  
104.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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		
	77	89

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		

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