



## Bromley Heights, Colchester, CO4 3GX

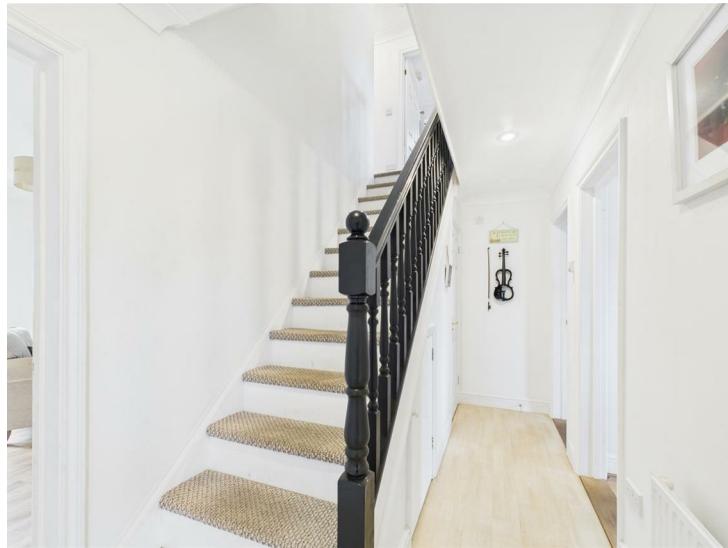
Price £350,000

Gallant Richardson Estate Agents bring to market this detached family residence situated most conveniently for strolling to many local facilities such as shopping parade with a convenience store, bus service that runs into the city and both, secondary and primary schools, all that is essential for a family home. The city centre is an approx. two miles away and offers a wide range of shopping and leisure facilities as well as two train stations that connect into London's Liverpool St.

The property offers we feel a good-sized accommodation with **FOUR BEDROOMS**, en suite to master and family bathroom to the first floor. Kitchen, dining room, ground floor cloakroom, and lounge that is situated to the rear of the house so looking out onto the enclosed rear garden with separate side garage (currently partitioned for store and office), side driveway offering off road parking.

### Reception Hall

13'5" x 6' (4.09m" x 1.83m)



### Utility Room

6'9" x 6'1" (2.06m" x 1.85m")



### Lounge

20'10" x 11'3" (6.35m" x 3.43m")



### Dining Room

9'10" x 8'10" (3.00m" x 2.69m")

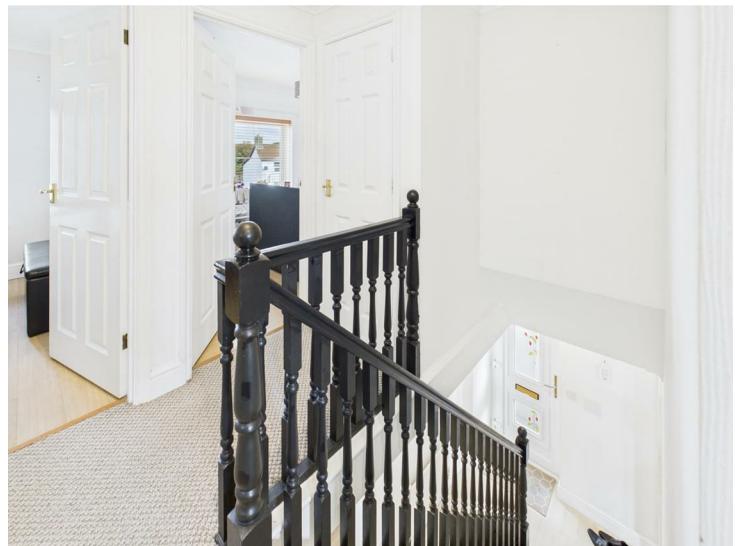


### Kitchen

10'5" x 8'8" (3.18m" x 2.64m")



### Landing



### Bedroom One

11'9" x 11'6" (3.58m" x 3.51m")



### Bedroom Three

9'4" x 8'8" (2.84m" x 2.64m")



### En Suite

6' x 5'9" (1.83m x 1.75m")



### Bedroom Four

8'10" x 8'10" (2.69m" x 2.69m")



### Bedroom Two

11'8" x 8'10" (3.56m" x 2.69m")



### Bathroom

6'2" x 5'6" (1.88m" x 1.68m")



## Rear Garden

35' x 27' plus rec (10.67m x 8.23m plus rec)



## Anti-Money Laundering Checks

"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."

## Material Information

EPC - C - Valid until - 17.06.34

Council Tax Band E, as of 02.10.2025 - £2,529.38

Local Authority - Colchester City Council

Mobile Phone Coverage - Yes - Ofcom

Broadband Coverage - Standard/Superfast/Ultrafast - Ofcom

Flood Risk - Very Low - Gov.UK

Mains Drainage/Electricity/Gas

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.



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

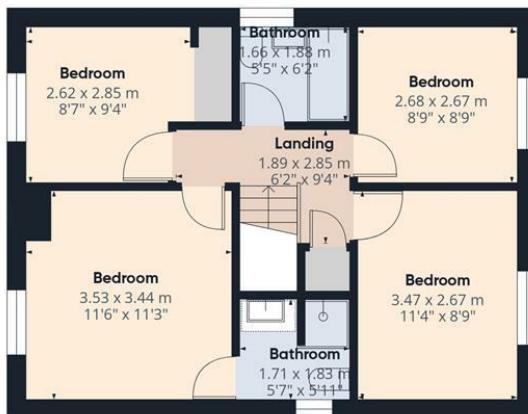
96.3 m<sup>2</sup>

1037 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 ft<sup>2</sup>



(1) Excluding balconies and terraces

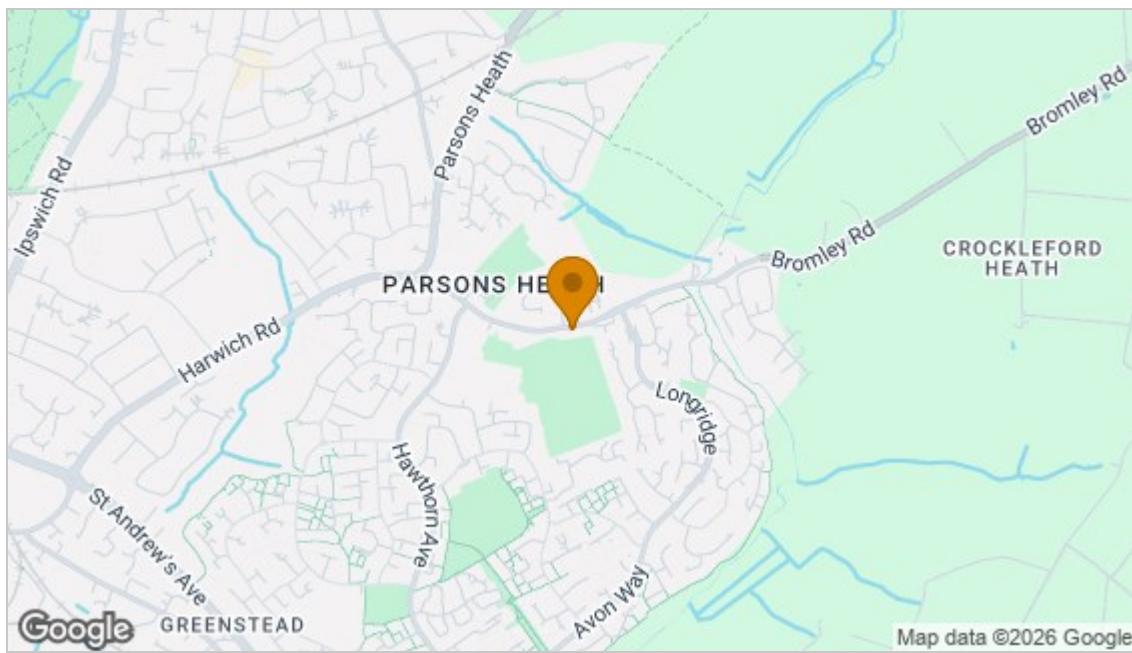
Reduced headroom

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

Floor 1



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(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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