



## Rayner Road, Colchester, CO2 9AE

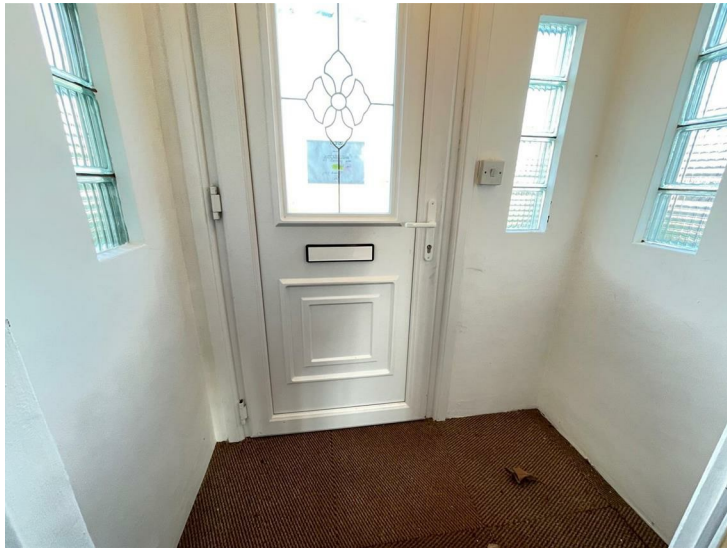
Offers in excess of £270,000

THREE BEDROOM SEMI-DETACHED HOUSE WITH GARAGE & DRIVEWAY ON LARGE PLOT in need of cosmetic modernisation. But with UPVC double glazing, gas central heating and solar panels providing electricity plus solar hot water. The property has a recently fitted kitchen / dining room with a built-in oven, hob and dishwasher, a separate sitting room and a ground floor wet room. Upstairs there are three double sized bedroom and a bathroom. The loft is insulated with spray foam insulation but the seller tells us that this was via a BIBA approved installer and is fully breathable. There is a good size enclosed rear garden with shed. NO ONWARD CHAIN



### Porch

5'2" x 3'1" (1.58 x 0.96)



UPVC Double glazed front door, glass block windows to the front and both sides, door to entrance hall

### Sitting Room

13'0" x 12'4" (3.97 x 3.76)



UPVC Double glazed window to the rear, radiator

### Entrance Hall



Stairs to first floor with storage alcove under, radiator

### Kitchen / Dining Room

18'11" x 9'10" (5.78 x 3.01)



UPVC double glazed windows to the front and rear. Range of recently fitted, white fronted units and work surfaces with inset one and half bowl sink unit with mixer taps over. Built-in electric oven and gas hob with extractor hood over, integrated slimline dishwasher plus freestanding washing machine, fridge and freezer to remain. Wall mounted Valliant gas boiler. Dining table and four chairs to remain.

### Rear Hall

11'7" x 4'1" (3.54 x 1.27)



UPVC double glazed door to the rear, further door to garage

### Shower / Wet Room

11'1" x 4'9" (3.39 x 1.46)



UPVC double glazed window to the rear, accessible shower enclosure, wash basin, close coupled WC

### Garage

16'1" x 9'0" (4.92 x 2.75)



Electric roller door to the front, UPVC double glazed personal door and window to the side, from the front garden, door leading into the rear hall, power and light

### Landing



UPVC double glazed windows to the front, built-in airing cupboard with pressurised Joule hot water cylinder. Access to loft - which has been insulated with spray insulation - However, the seller tells us this breathable and BIBA (British Insurance Brokers Association) approved.



### Bathroom

6'7" x 6'4" (2.01 x 1.95)



UPVC double glazed windows to the side, paneled bath with electric shower over, wash basin, low level WC, radiator

### Bedroom Two

12'11" x 10'3" (3.96 x 3.13)



UPVC double glazed windows to the rear, radiator, built-in wardrobes

### Bedroom One

12'2" x 10'0" (3.72 x 3.05)



UPVC double glazed windows to the rear, radiator, free standing wardrobes to remain

### Bedroom Three

8'4" x 11'7" reducing to 8'6" (2.55 x 3.54 reducing to 2.61)



UPVC double glazed windows to the front, radiator, fitted wardrobe and fitted cupboard over stairs

## Rear Garden

63 (19.20m)



The rear garden is fully enclosed and mostly laid to lawn. There is a timber shed to remain.

## Outside Front

To the front the property is set well back from the road by a good sized lawned garden with a driveway leading to the garage providing off road parking for several cars behind each other.

## Material Information

Colchester City Council

Council Tax Band C

Freehold

No onward Chain sale

Standard brick faced construction with tiled roof.

The loft has been insulated with spray insulation - the seller tells us this breathable and BIBA (British Insurance Brokers Association) approved. However, a buyer should rely on their own surveyor in this regard.

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

Broadband speeds: 6 - 1000Mbps

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.

## AML CHECKS

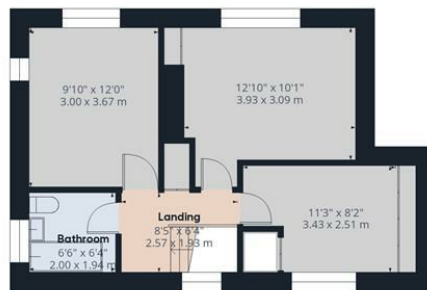
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have 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.

## 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.



Ground Floor



Floor 1

Approximate total area<sup>®</sup>

1126.33 ft<sup>2</sup>  
104.64 m<sup>2</sup>

Reduced headroom

15.24 ft<sup>2</sup>  
1.42 m<sup>2</sup>

(1) Excluding balconies and terraces

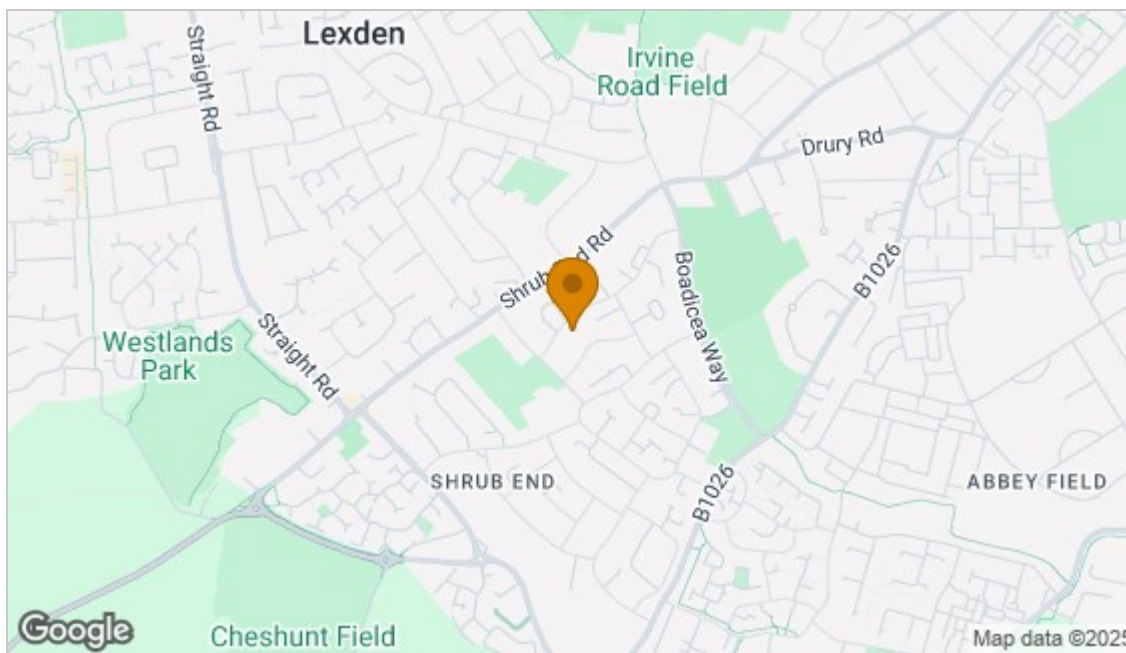
Reduced headroom

..... Below 5 ft/1.5 m

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) A		91
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(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		
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(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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