



Lethe Grove, Colchester, CO2 8RH

Asking price £260,000

THREE BEDROOM HOUSE WITH GOOD SIZE GARDEN OFFERED WITH NO ONWARD CHAIN. This spacious family home is situated in a quiet set back section of this cul-de-sac to the south of Colchester but with east road links to A12. The accommodation comprises of an entrance hall, living room, kitchen / dining room with integrated fridge freezer and dishwasher, three bedrooms and a bathroom with a shower over the bath. The property benefits from UPVC double glazing and gas central heating with a new boiler in December 2022.

Entrance Hall

5'2" x 3'5" (1.58 x 1.05)



UPVC Double glazed entrance door and glazed panel to the front, ceramic tiled floor, radiator

Sitting Room

16'8" x 11'0" (5.09 x 3.37)



UPVC Double glazed window to the front, laminated wooden flooring, radiator, open plan to dining area

Kitchen / Dining Room

23'1" x 9'0" (7.06 x 2.75)

Kitchen



The kitchen is fitted with a range of white fronted, contemporary, floor and wall mounted with wood effect work surfaces and an inset stainless steel sink with mixer tap over. Integrated dishwasher and fridge freezer, space and plumbing for washing machine Wall mounted gas boiler which was fitted new in December 2022, extractor hood, UPVC double glazed window to the rear, ceramic tiled floor. Belling range style cooker with 5 ring gas hob and double electric oven - available by separate negotiation.

Dining Area



UPVC double glazed sliding patio doors to the rear, laminated wooden floor, radiator

First Floor Landing
5'9" x 5'8" (1.77 x 1.73)



Bedroom Two
9'8" x 9'6" (2.96 x 2.91)



UPVC double glazed window to the rear, radiator

Bedroom One
13'9" x 9'4" (4.20 x 2.85)



UPVC double glazed window to the front, built-in wardrobe, radiator

Bedroom Three
9'1" x 7'5" (2.79 x 2.28)



UPVC double glazed window to the rear, built-in wardrobe, radiator

Bathroom

7'5" x 5'6" (2.27 x 1.68)



UPVC double glazed window to the rear, paneled bath with shower screen and shower over, pedestal wash basin, low level WC, heated chrome towel rail radiator.

Garden



Good size enclosed garden with paved patio, lawn and timber shed to remain, gated access to the side leading to the front

Parking

There is residents parking areas to the front and rear of the property, the spaces are not allocated.

Material Information

Colchester City Council
Council Tax Band B

Freehold

Estate management charges presently £150.00 per year apply which cover maintenance of the communal greenswards and car parks.

No onward Chain sale

Standard brick faced construction with flat roof.

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

Broadband speeds: 3 - 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.

Anti Money Laundering

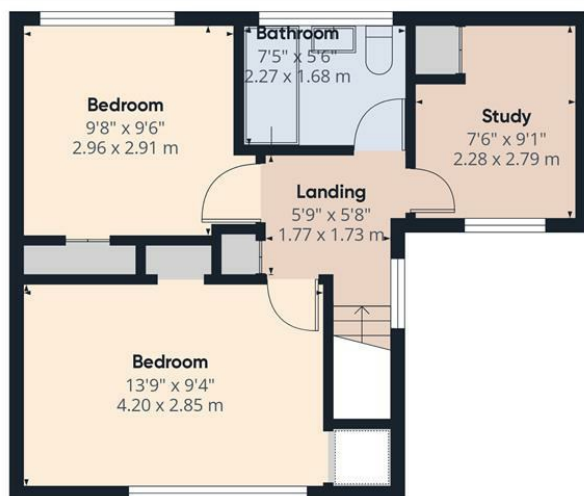
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have 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⁽¹⁾

821.84 ft²
76.35 m²

Reduced headroom

8.28 ft²
0.77 m²

(1) Excluding balconies and terraces

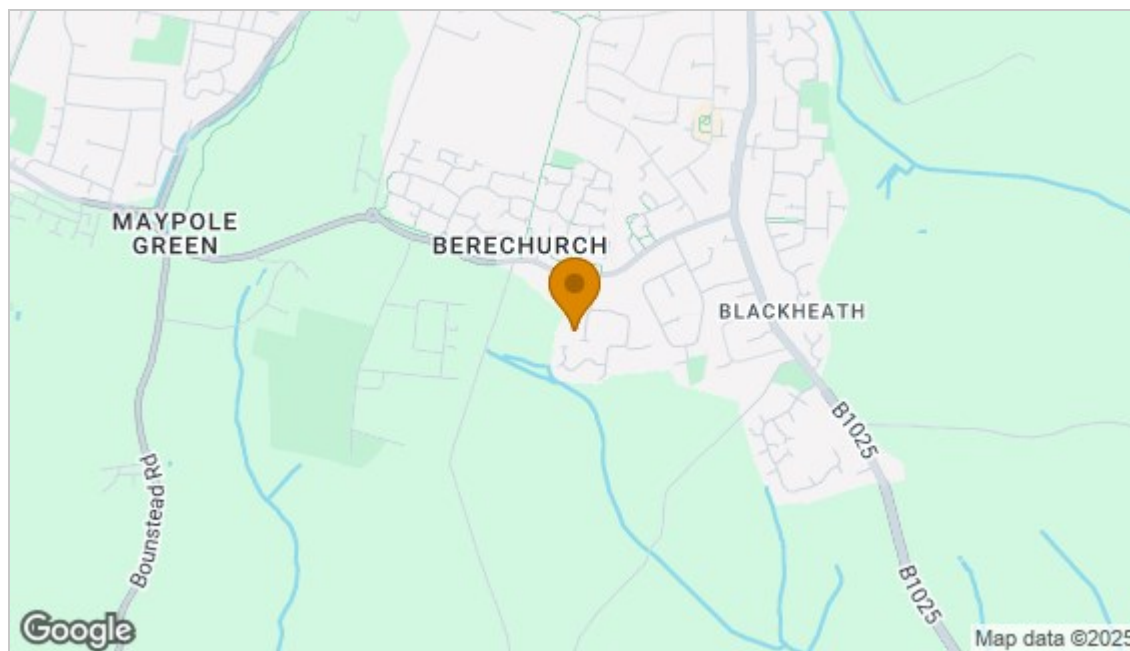
Reduced headroom

..... 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		86
(81-91) B		
(69-80) C		64
(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 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		
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