



## Barrington Road, Colchester, CO2 7RP

### Auction Guide £180,000

AUCTION: Lot – 12 BARRINGTON ROAD, COLCHESTER, ESSEX, CO2 7RP

Auction Guide Price – £175,000 - £180,000 Plus fees

The property is to be offered online by Clive Emson Auctioneers on 12 June 2025

To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)

TWO BEDROOM END TERRACED HOUSE WITH OFF ROAD PARKING FOR TWO CARS.

CHAIN FREE. Located within close proximity of the St. Georges Primary School in the popular New Town area of Colchester, The property comprises; on the ground floor Lounge, separate dining room and kitchen. To the first floor two double bedrooms and bathroom.



Recessed Entrance door to:

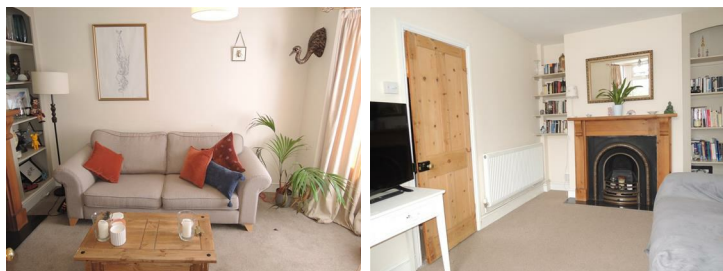
Reception Hall:



Stairs ascending to first floor, radiator, door to:

Lounge:

12'11" x 9'3" (3.95 x 2.84 )



Double glazed bay window to front, feature cast iron fireplace with hearth and wooden surround, radiator.

Dining Room:

12'2" x 9'10" (3.71 x 3.01)



Double glazed window to rear, radiator, under stairs storage cupboard, door to:

Kitchen:

11'4" x 7'7" (3.46 x 2.33)



Comprising worksurfaces with cupboards and drawers under, inset four ring electric hob with oven beneath and extractor over, inset one and half bowl ceramic sink with mixer tap, tiled splashbacks, plumbing for washing machine, dual aspect double glazed windows to side and rear, double glazed door leading onto rear garden.

First Floor Landing:



Wooden balustrade, access to loft space, door to:

### Bedroom One:

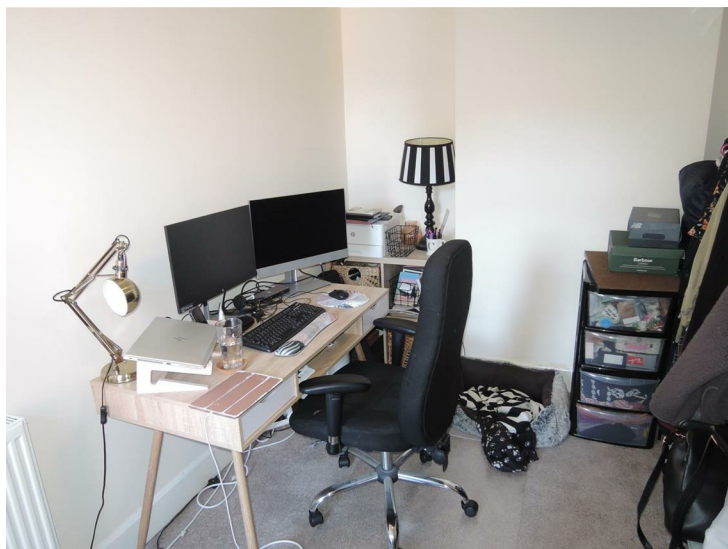
12'5" x 11'11" (3.80 x 3.65)



Two double glazed windows to front, radiator.

### Bedroom Two:

11'1" x 7'10" (3.38 x 2.39)



Double glazed window to rear, radiator.

### Bathroom:

11'1" x 7'5" (3.40 x 2.27)



An extremely large bathroom, accessed from the landing, comprising of a white three piece suite, with 'P' shaped bath mixer tap and independent thermostatically controlled shower over, low level flush W.C. pedestal wash hand basin, part tiling to walls, airing cupboard housing wall mounted gas fired combination boiler, radiator, double glazed window to rear.

### Outside Front:

The property sits behind a small garden area being enclosed by a brick built wall.

### Rear garden:

42 (12.80m)



The rear garden is predominantly laid to lawn with central dining area being enclosed by wooden fence panelling, outside Tap, gate leading out to:



### Parking:



To the immediate rear of the garden there is off road parking for up to three vehicles accessed via a shared roadway.

### Agents Note:

We are advised by the seller that underpinning work was completed on the property in 1987, prior to his ownership, with full certification available for inspection. In 2018 a drain issue caused minor cracking; The drains were replaced and remedial works dealt with by an insurance claim, All documentation including the Certificate of Structural Adequacy is available.

### Section 21 of the Estate Agents Act 1979

Under Section 21 of the Estate Agents Act 1979, we advise interested parties that the seller of this property is an employee of Gallant Richardson.

### MATERIAL INFORMATION

Colchester City Council

Council Tax Band B

Freehold

No onward Chain sale

Standard brick faced construction with tiled roof.

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

Broadband speeds: 15 - 1000Mbps

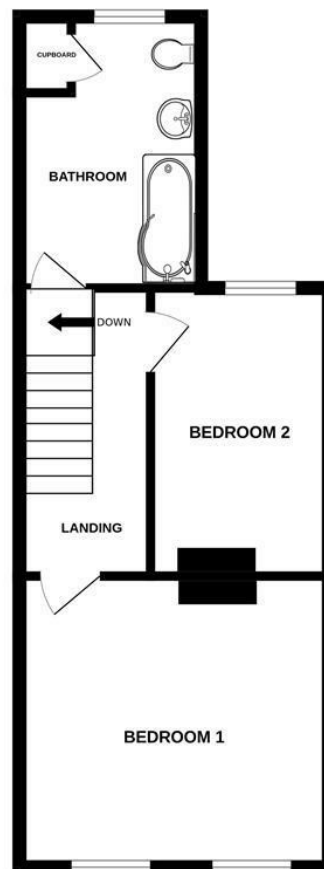
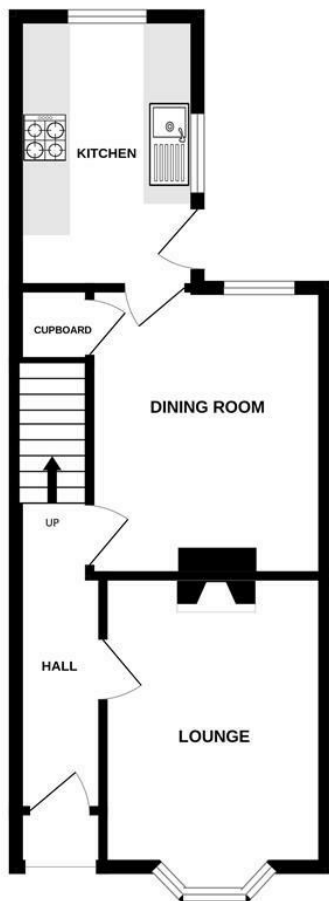
We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

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

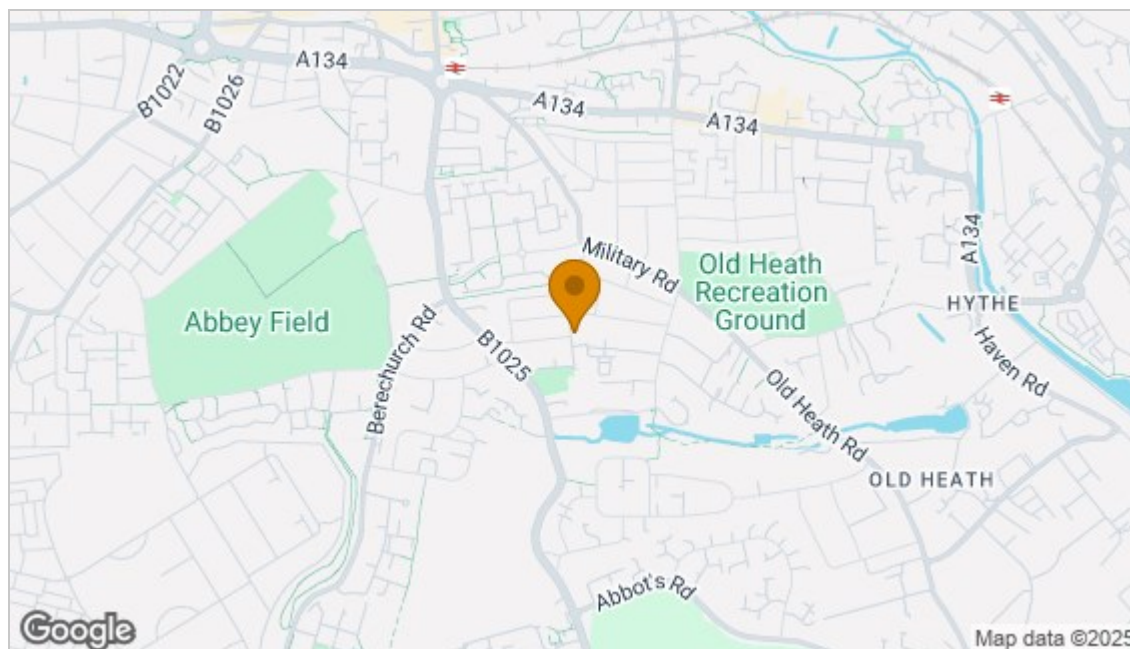
We believe normal mobile phone coverage is available but please check with your supplier.

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>57</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		
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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