



Fingringhoe Road, Colchester, CO2 8DZ

£259,000

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Hall

4'10" x 3'11" (1.47m x 1.19m")

Lounge/Kitchen

20' x 16'10" (6.10m x 5.13m")

Bedroom One

10' x 8'10" (3.05m x 2.69m")

Bedroom Two

8'4" x 7'8" (2.54m x 2.34m")

Shower Room

6'10" x 4'7" (2.08m x 1.40m")

Garage One

17'4" x 12'10" (5.28m x 3.91m")

Garage Two

20'3" x 11'3" (6.17m x 3.43m")

Courtyard Garden

Anti-Money Laundering Requirments

"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

Council Tax Band - B

Local Authority - Colchester City Council

Broadband Coverage - Yes, Ultrafast. Ofcom information

Mobile Phone Coverage - Yes. Ofcom information.

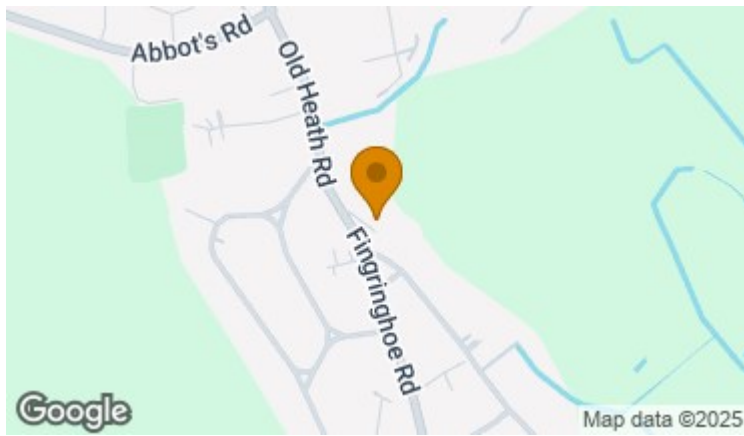
Mains Connected.

Flood Risk - Very Low - .GOV checker.

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^m

42.7 m²

460 ft²

Reduced headroom

0.6 m²

6 ft²

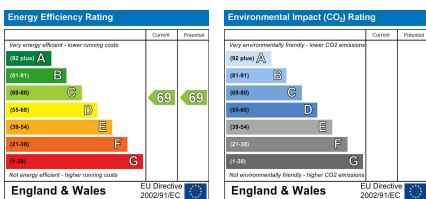
(1) Excluding balconies and terraces

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.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.