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Empire Walk, Colchester, CO7 8FQ

Price guide £450,000

PRICE GUIDE - £450,000 - £475,000
Gallant Richardson Estate Agents bring to market this very well appointed FOUR BEDROOM family residence located on a quiet residential development that has all the elements required for a homely home with ample storage, yes a modern home with ample storage you heard it, generous sized bedrooms, lovely socialising kitchen/diner opening onto the rear southerly facing garden, detached garage and driveway, remaining valid house warranty and a positioning that suits all with local young kids play park just around the corner, village school, shops and train station (that connects into Colchester then London) within a mile and bus service running into Colchester, all that set in a less stressful village life, what more do you need.

Come and have a look for yourself, call 01206 768555 opt.2.

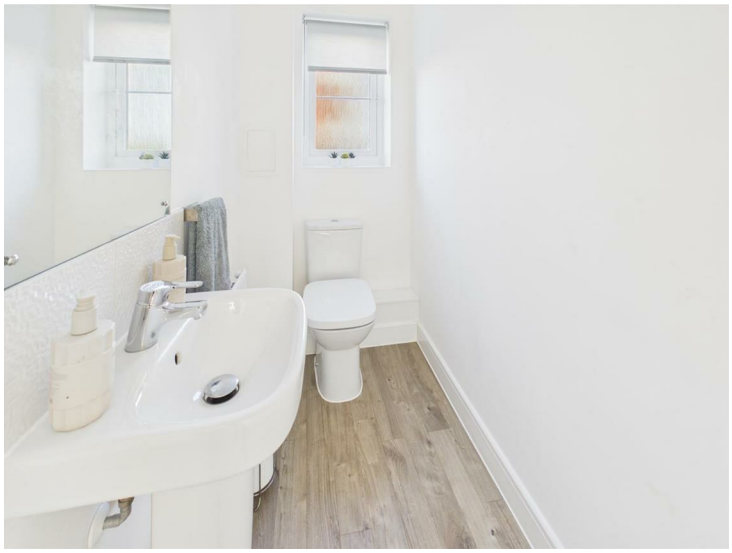
Entracne Hall
14'9" x 4'7" (4.50m" x 1.40m")



Lounge
14'9"" x 14"6" (4.50m" x 4.27m'1.83m')



Separate WC
6'3" x 3'5" (1.91m" x 1.04m")



Kitchen/Diner
22'3" x 11'1" (6.78m" x 3.38m")





Landing



Dining/Play/Office Room
11'2" x 9'11" (3.40m" x 3.02m")



Bedroom One
19'9" x 11'3" (6.02m" x 3.43m")




En-Suite
7'7" x 4'3" (2.31m" x 1.30m")



Bedroom Two
14'10" x 10'2" (4.52m" x 3.10m")



Bedroom Three
9'11" x 9'8" (3.02m" x 2.95m")



Bedroom Four
11'4" x 8'8" (3.45m" x 2.64m")



Family Bathroom
7'1" x 5'1" (2.16m" x 1.55m")



Outside




Material Information

Council Tax Band - E - 2026/2027 Council Tax
EPC - B - Valid until 27/08/2029
Estate Charge Fees are £148 per year. last.
Title Number(s) - AA13087
Tenure Freehold
Conservation Area -No
Flood Risk-Very low
Floor Area-1,528 ft 2 / 142 m 2
Plot size-0.08 acres
Mobile coverage-EE-Vodafone-Three-O2
Broadband-Basic 3 Mbps-Superfast-80 Mbps-Ultrafast-1800 Mbps
Satellite / Fibre TV Availability - BT-Sky
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.

Anti-Money Laundering

“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.”

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]

1412 ft²

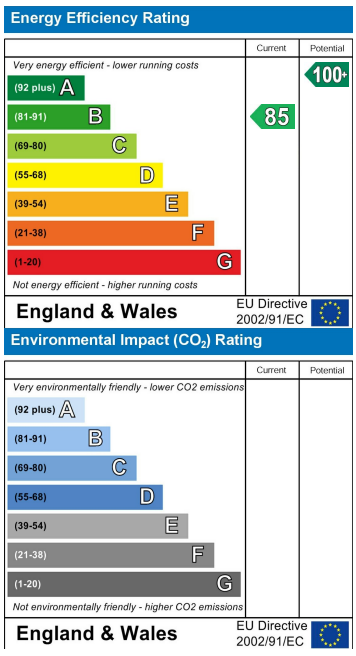
131.4 m²

(1) Excluding balconies and terraces

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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