



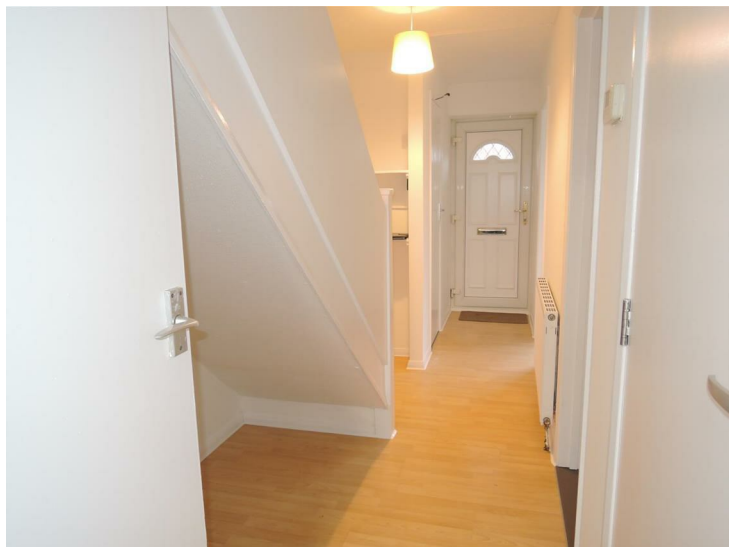
Ferdinand Walk, Colchester, CO4 3TS

£270,000

THREE / FOUR BEDROOM TERRACED HOUSE located within walking distance of Essex University and close to local shops and bus routes. The property is offered with vacant possession but there are also tenants in residence paying £1200 per month with a tenancy that finishes on 07/04/2025, who would be interested in staying on, if an investment buyer purchases - there would be a rent guarantee available if the buyer continued with management via Gallant Richardson. The property has a living room, separate dining room / fourth bedroom, kitchen with built-in oven and hob, downstairs cloakroom and a first floor bathroom with a shower over the bath. Outside is a brick built outhouse with power and light. Gas central heating and UPVC double glazed throughout. NO ONWARD CHAIN.

Entrance Hall

17'7" x 5'10" max (5.38 x 1.78 max)



UPVC part glazed front door, stairs leading to the first floor with storage area beneath, built-in cupboard and shelving, radiator, laminated floor

Dining Room / Bedroom Four

11'7" x 9'4" (3.55 x 2.87)



UPVC double glazed window to the front, radiator

Living Room

16'9" x 9'5" (5.11 x 2.89)



UPVC Double glazed window and door to the rear, built-in cupboard, radiator

Kitchen

8'5" x 7'0" (2.58 x 2.14)



UPVC double glazed window to the rear, fitted with a range of floor and wall mounted, white fronted units and granite coloured roll top work surfaces with inset stainless steel sink unit with mixer tap over. Built-in electric oven and ceramic hob with extractor hood over. Wall mounted gas "combi" boiler providing central heating and hot water. Space and plumbing for washing machine and fridge freezer.

Ground Floor Cloakroom

4'7" x 2'7" (1.40 x 0.79)



UPVC double glazed window to the front, close coupled WC and wash basin with electric water heater over.

Bedroom One

12'5" x 10'0" (3.81 x 3.06)



UPVC double glazed window to the front, radiator

Landing



Built-in cupboard and access to the loft space

Bedroom Two

13'9" x 8'10" (4.21 x 2.71)



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

Bedroom Three

8'10" x 7'6" (2.70 x 2.31)



UPVC double glazed window to the front, radiator

Garden

20 approx (6.10m approx)



To the front the property is set back by a lawned garden area. To the rear is a fully enclosed, paved rear garden with gated access via Hewes Close. There is a brick built shed with a double glazed door and window and power and light connected.

MATERIAL INFORMATION

FREEHOLD

Colchester City Council.

Council Tax Band B.

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

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.

The property is constructed of brick with a tiled roof.

There is no parking with the property, only public parking in the street.

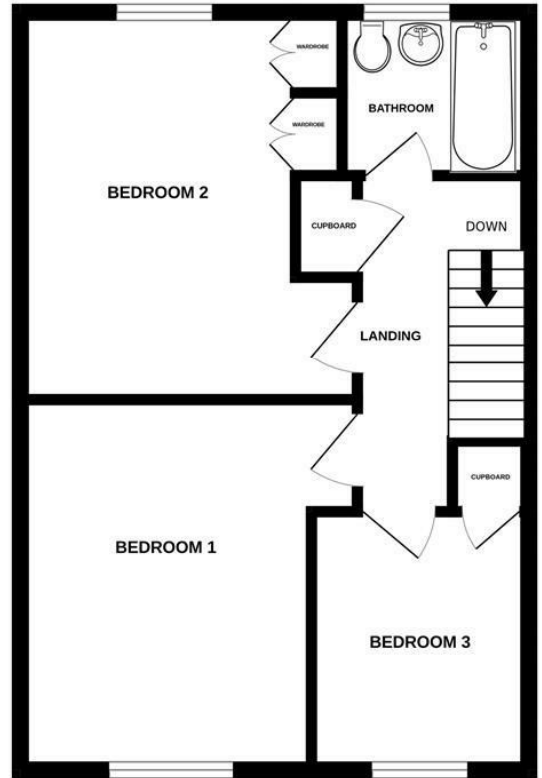
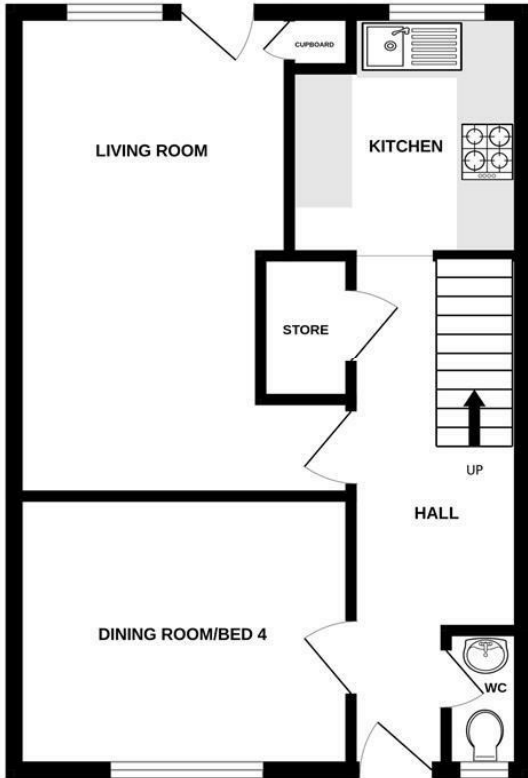
TENANCY

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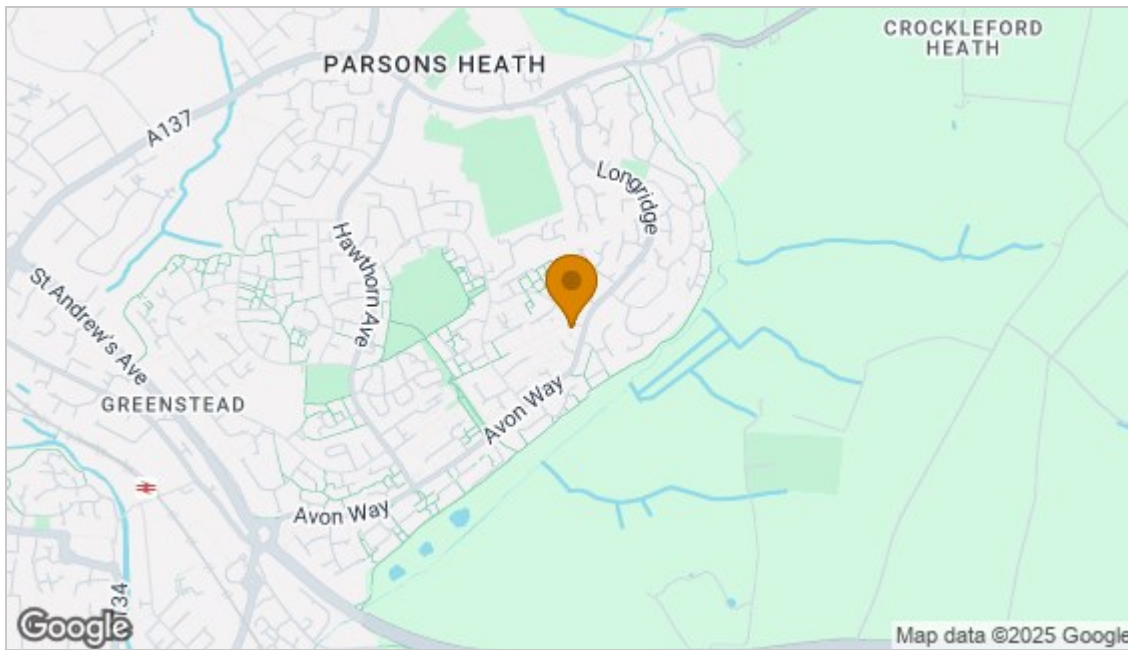
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DISCLAIMER

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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		
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