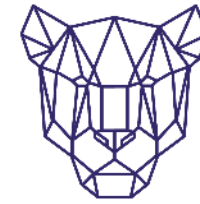


**74 Paxman Avenue,  
Colchester CO2 9DA  
£170,000**

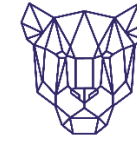


**PANTERA  
PROPERTY**



74 Paxman Avenue, Colchester CO2 9DA

£170,000



PANTERA  
PROPERTY

- Ground floor
- Room to improve
- Vacant Possession
- Leasehold
- Off street parking
- No Onward Chain

Contacts:

To enquire about this property or for further information, please get in touch with:

Amy White

0330 118 6610

[amy@panteraproperty.com](mailto:amy@panteraproperty.com)

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any interns expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

## DESCRIPTION

Pantera Property offer to the market a two-bedroom ground floor, providing a driveway and rear garden. The property offers a great opportunity to add value and is in need of modernisation.

The property is perfect for first time buyers or investors.

## Lease information

The property is owned on a Leasehold basis for 125 years from 3rd April 1989 with 92 years remaining.

Ground rent is £10 per annum

Reference to a service charge is made at 4i of the lease and states that the amount of the service charge shall be ascertained by the Borough Treasurer for the time being to the Council annually. There is an estimated service charge of £155 per annum. (The lease can be requested through the agent.)

## LOCATION

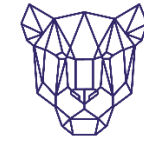
Located in the Shrub End development, the property is easily accessed to Colchester centre via the B1022.

The property is close to amenities such a One Stop, Tesco Superstore and Lidl.

## VIEWINGS

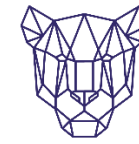
Please call Amy at Pantera Property for viewing arrangements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



PANTERA  
PROPERTY





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