

oakheart



£350,000

Offers In Excess Of  
Magazine Farm Way, Colchester



Welcome to this charming 3-bedroom bay-fronted semi-detached property nestled in the picturesque location of Prettygate, Colchester.

Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. To the left-hand side lies the inviting lounge, boasting a delightful feature bay window that floods the room with natural light, creating a warm and inviting atmosphere. Moving seamlessly from the lounge, you'll find the dining room, which opens onto a conservatory offering tranquil views of the rear garden, perfect for relaxing or entertaining guests. Adjacent to the dining room is a compact yet functional kitchen. Rounding off the ground floor is a convenient downstairs bathroom, adding practicality to the layout.

Ascending to the first floor, you'll discover a separate toilet for added convenience, along with three well-appointed bedrooms. The principal bedroom stands out with its feature bay window, infusing the space with character and elegance.

For those seeking additional space, a ladder grants access to the fully boarded and plastered loft room, offering versatility for various needs such as a home office, playroom, or extra storage space.

Outside, the property boasts a bay frontage adding to its curb appeal, whilst the driveway offers off-road parking for multiple vehicles. Furthermore, the rear garden provides a serene retreat, ideal for enjoying outdoor activities or simply unwinding amidst nature's beauty.







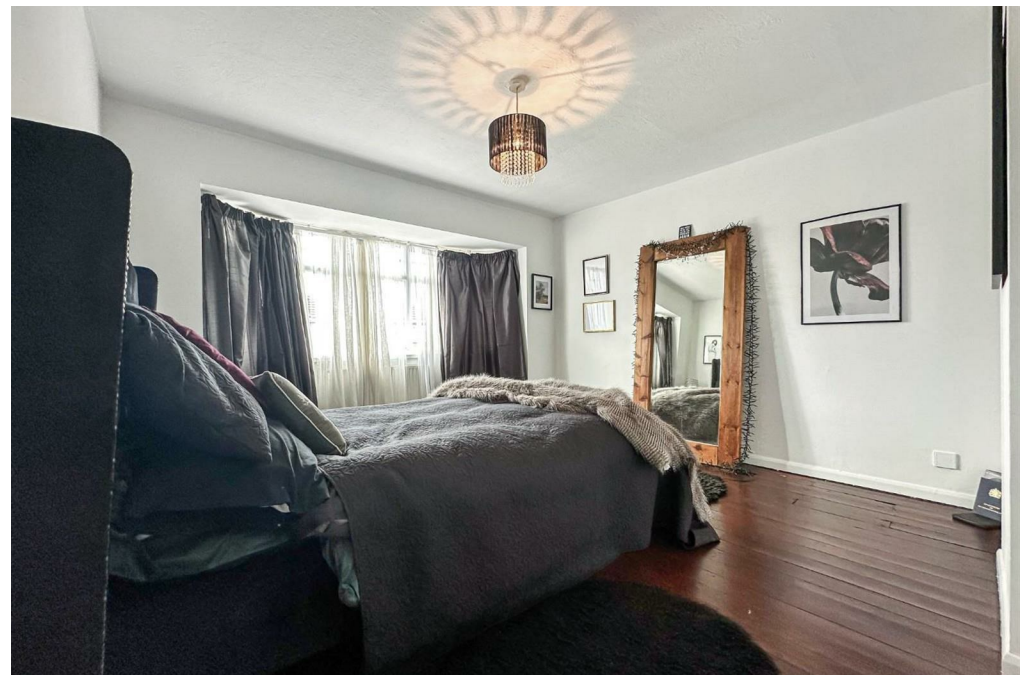
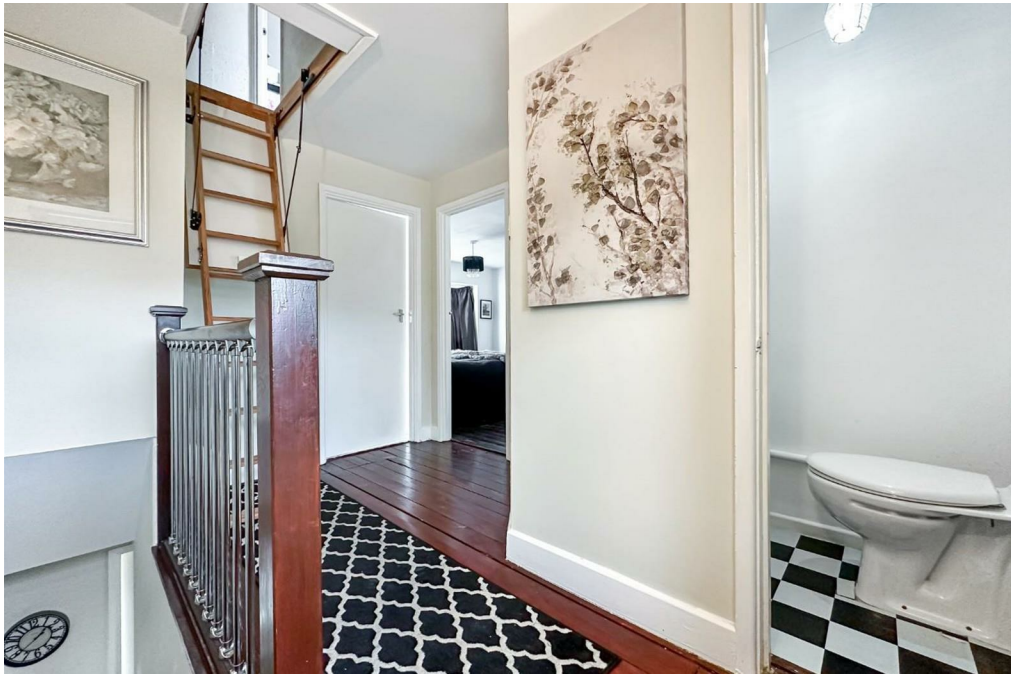
















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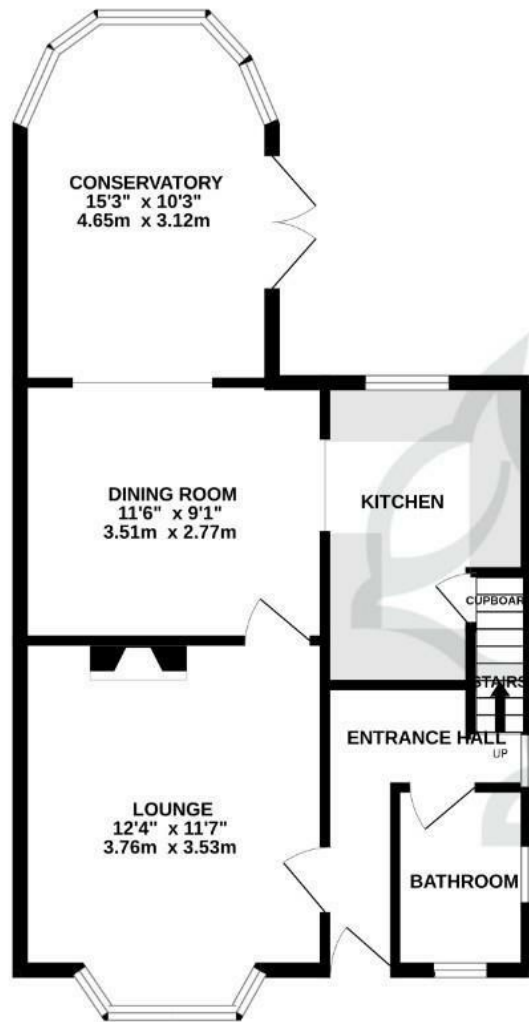




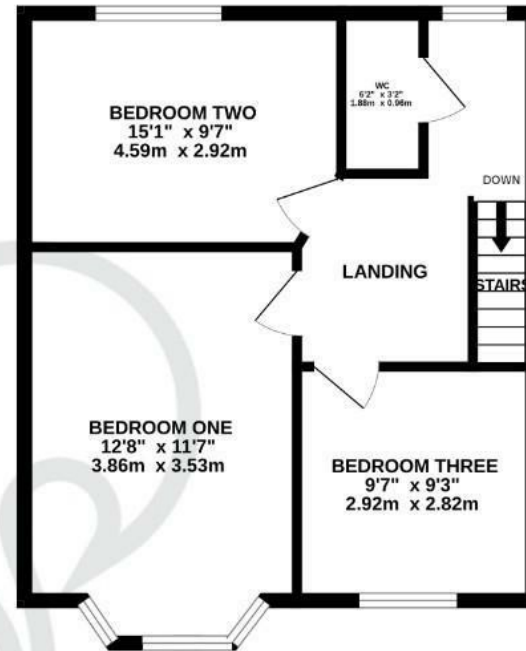




GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1163sq.ft. (108.0 sq.m.) approx.

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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Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
C



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.



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