

oakheart



£350,000

Guide Price
Ash Grove, Colchester

Guide Price: £350,000 - £375,000.

Nestled in the desirable southern part of Colchester, this delightful detached bungalow offers a perfect blend of comfort and convenience. As you step through the entrance porch, you are welcomed into a spacious hall that seamlessly connects to the rest of the home. The cosy living room, featuring a charming fireplace, opens into a formal dining room and a bright sunroom, which provides direct access to the inviting rear garden.

The well-proportioned kitchen is ideal for culinary enthusiasts, offering ample space for cooking and storage. The bungalow boasts two generously sized bedrooms, a modern bathroom, and an additional toilet for extra convenience.

Outside, the property features a courtyard-style rear garden, perfect for relaxing or entertaining. The front of the bungalow offers ample off-road parking behind secure gates, along with a double garage, providing excellent storage and parking solutions.

This bungalow is a perfect haven for those seeking a peaceful lifestyle while being conveniently located close to the amenities of Colchester.







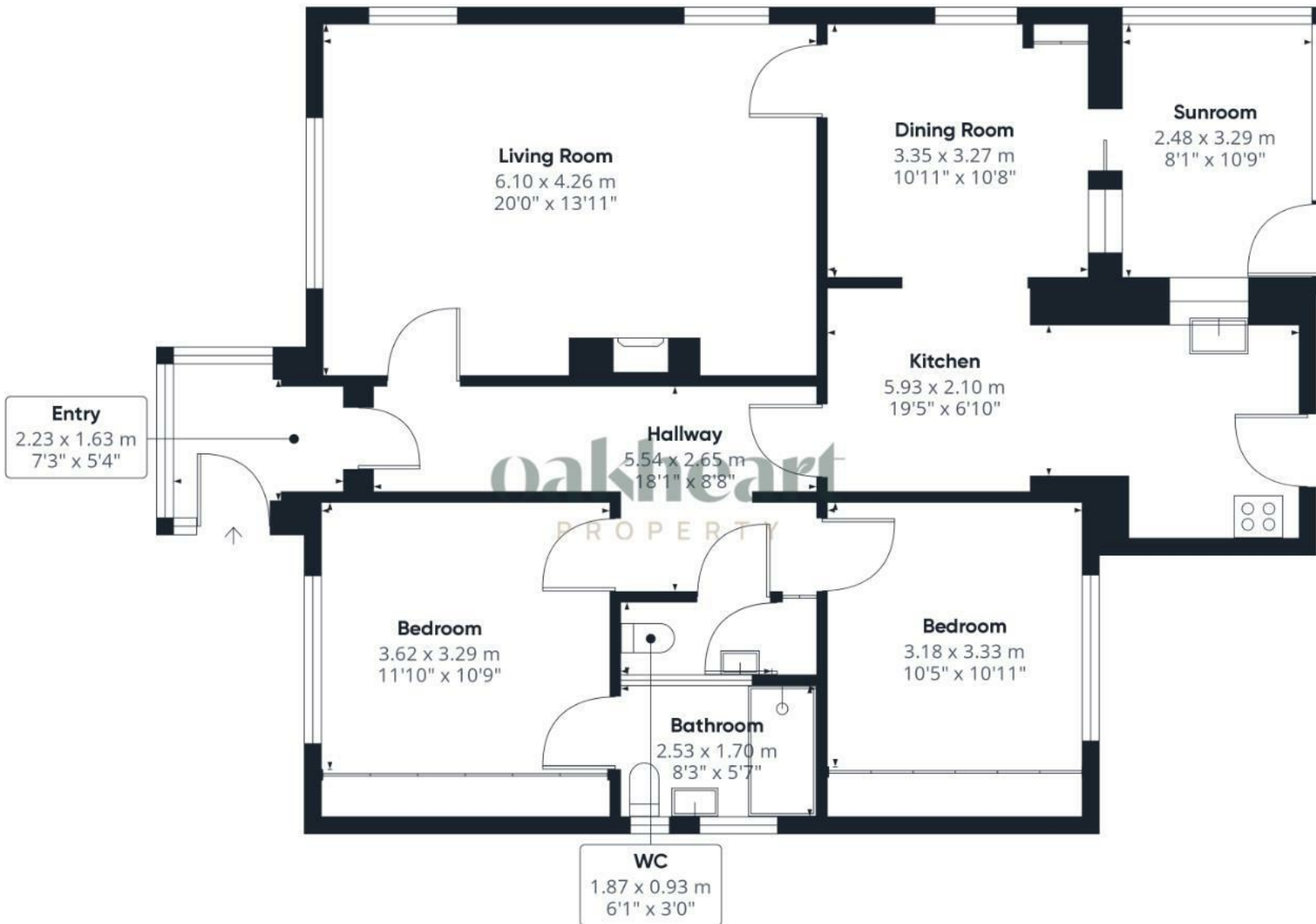












Approximate total area⁽¹⁾
108 m²
1162.49 ft²

(1) Excluding balconies and terraces

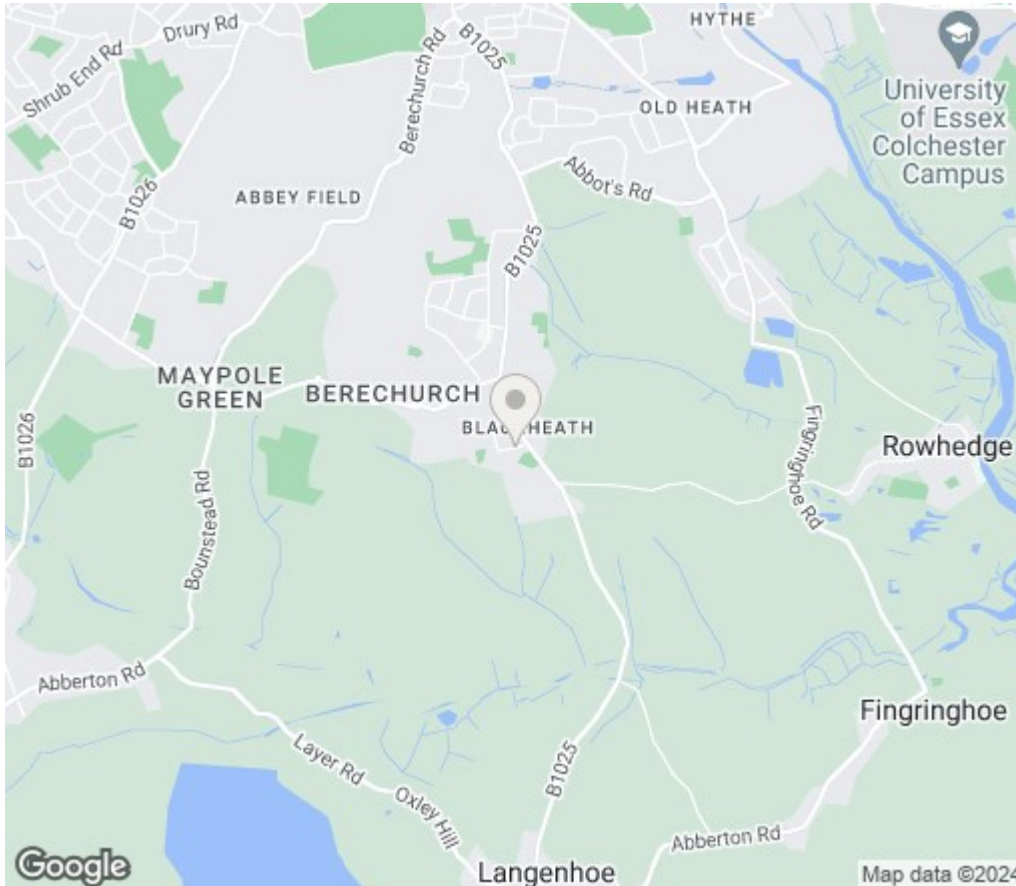
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

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