

oakheart



£270,000

Guide Price
Hastings Road, Colchester



Guide Price: £270,000 - £280,000.

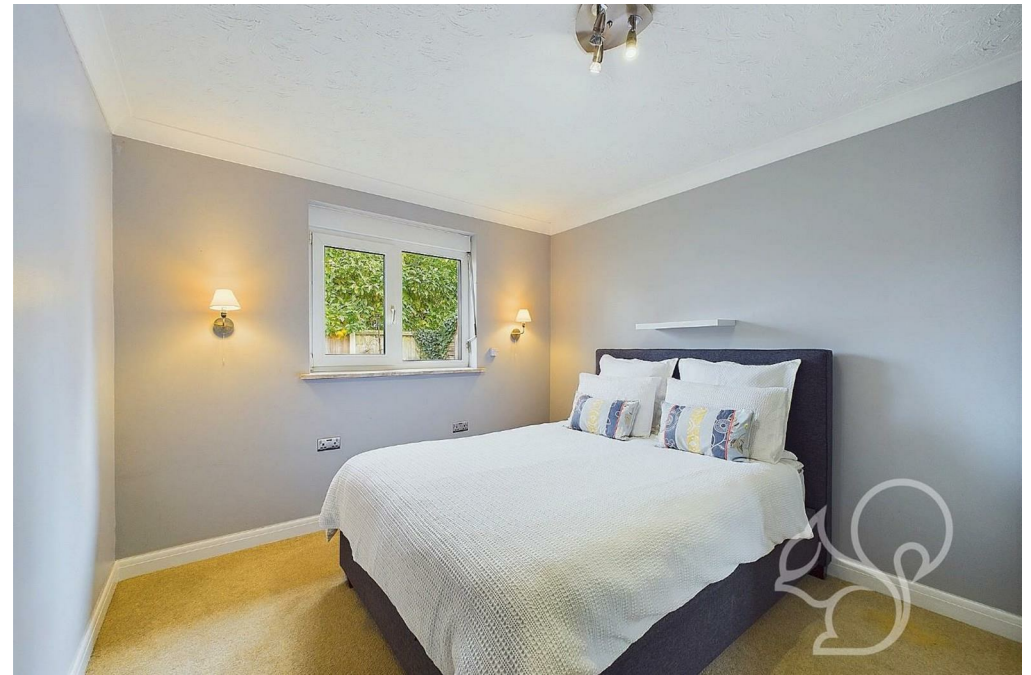
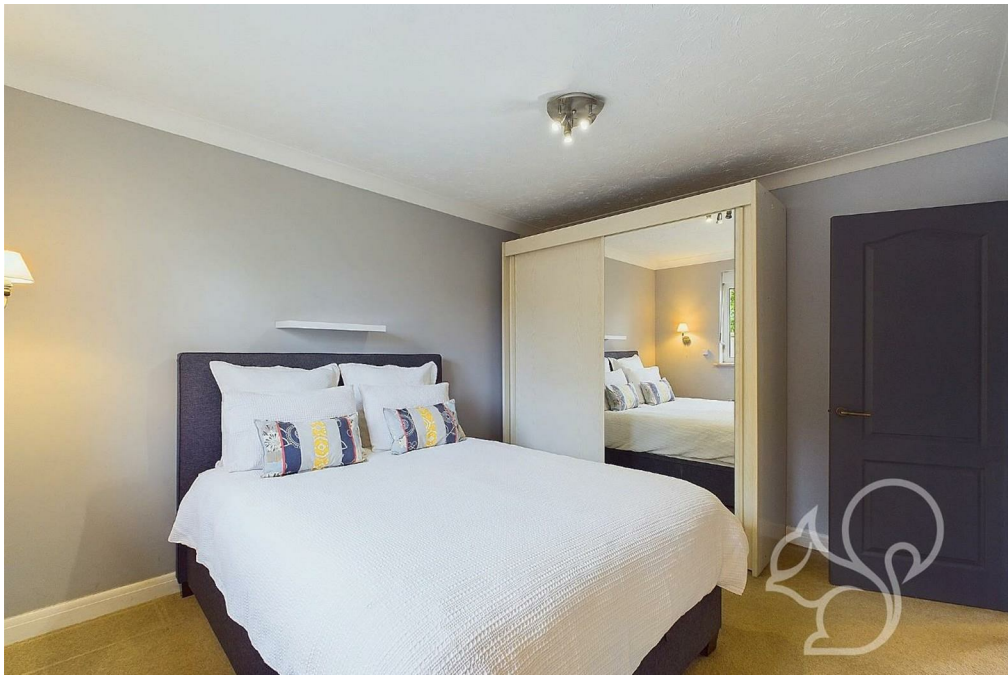
This spacious, one bedroom detached bungalow in the highly sought-after Prettygate area is beautifully presented and ready to move into. Offering excellent access to local amenities, schools, and transport links, including frequent bus services to Colchester City Centre and Stane Retail Park, this property is ideally situated for convenience and comfort.

The entrance hall benefits from a sizeable storage cupboard, adding extra practicality to the home. The large lounge and dining area provides plenty of space for both relaxation and entertaining, with sliding doors that open directly onto the private rear garden. The kitchen is well-equipped, offering an abundance of worktop and cupboard space, making it a great space for those who enjoy cooking. The principal bedroom features built-in wardrobes, providing ample storage, while the modern family bathroom has been recently fitted and includes a bath with an overhead shower, washbasin, and WC.

Outside, the property features a wide rear garden that includes a patio and a well-maintained lawn, perfect for outdoor living. Various sheds provide additional storage. The side driveway offers ample off-road parking and leads to the garage, which provides further parking or storage options, and side access enhances convenience for maintenance and garden access.















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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

58.06 m²
624.96 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
B



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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