

oakheart



£300,000

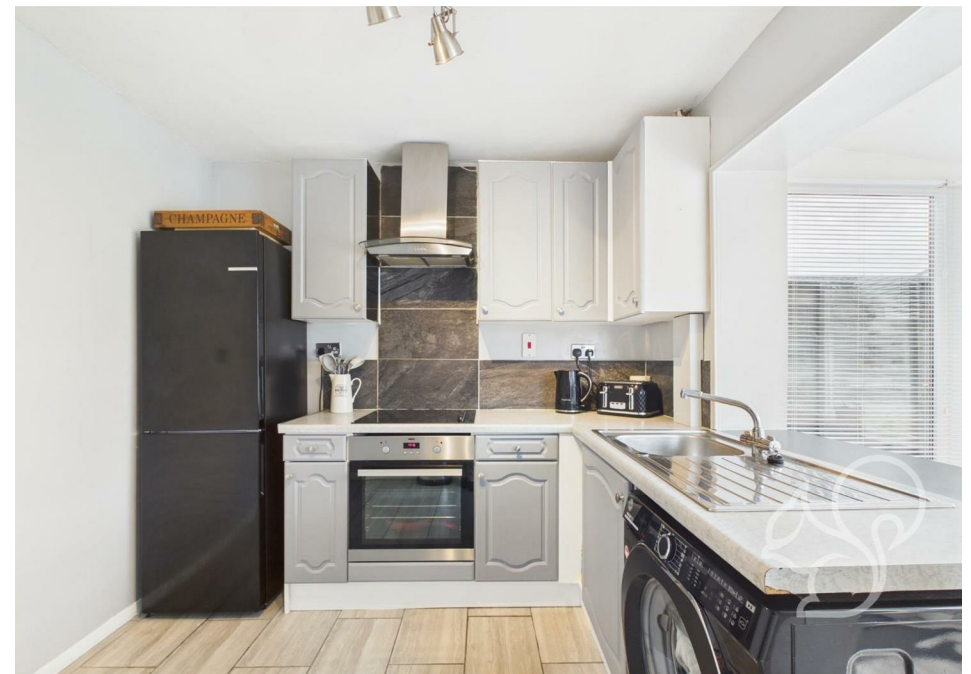
Guide Price
Mill Road, Colchester

Guide Price: £300,000 - £325,000.

A spacious and modern two-bedroom detached bungalow, ideally situated in a prime North Colchester location offering convenience and connectivity. Positioned within close proximity to local amenities, Colchester General Hospital, Highwoods Country Park, the A12, and Colchester North Station, this property provides easy access to direct trains into London Liverpool Street, making it perfect for commuters and families alike.

Upon entering, you are greeted by a welcoming entrance hall that features two generously-sized double bedrooms. The spacious lounge provides a comfortable living area, while the modern family bathroom is tastefully designed. The heart of the home is the extended modern kitchen diner, boasting an abundance of worktop and cupboard space, perfect for home cooks and entertaining. Doors lead from the kitchen to the rear garden, flooding the space with natural light.

The property benefits from a good-sized enclosed rear garden, featuring newly fitted decking, a patio area, and a large lawn – ideal for outdoor dining, relaxation, and gardening enthusiasts. There's ample room for additional sheds or outbuildings. The property also includes a garage and a driveway providing ample off-road parking for multiple vehicles.

















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Ground Floor Building 1

Approximate total area⁽¹⁾

67.91 m²

730.98 ft²



Ground Floor Building 2

(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:
C



Energy Efficiency Rating

| | Current | Potential |
|---|--|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 64 | |
| (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  | |

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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