

oakheart



£475,000

Guide Price

Magazine Farm Way, Colchester

Guide Price £475,000 - £500,000.

Situated on the highly sought-after Magazine Farm Way in the heart of Prettygate, Colchester, this impressive two/three-bedroom detached bungalow has been fully renovated throughout and offers spacious, well-appointed accommodation in a superb residential setting. With excellent access to high-performing local schools, a range of amenities, and convenient transport links, this home is ideally suited for families, downsizers, or those seeking high-quality single-storey living.

















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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

125 m²

1345 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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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Oakheart Colchester

01206 803 308

colchester@oakheart.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ