

oakheart



£375,000

Offers In Excess Of
Parsons Heath, Colchester

Located in the ever-popular area of Parsons Heath, this beautifully presented and fully renovated two/three-bedroom detached bungalow offers a superb blend of modern living and convenience, with excellent access to local amenities, transport links, and Colchester town centre.

Internally, the property offers a flexible layout beginning with a welcoming porch and entrance hall, leading to a generous principal bedroom, a further well-proportioned second bedroom,

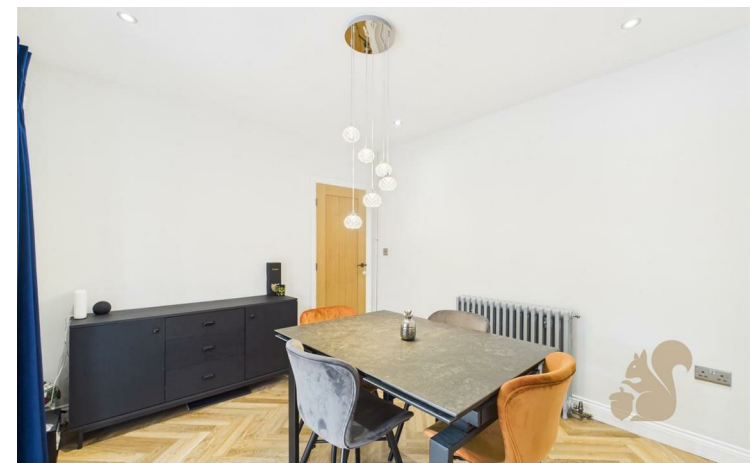
and a modern, recently refitted walk-in shower room.

The stylish kitchen diner has been newly fitted with sleek contemporary units and worktops, ideal for both everyday living and entertaining. Off the kitchen, a light-filled sun room opens directly onto the rear garden.

A spacious lounge provides a relaxing retreat, while the third bedroom, currently used as a formal dining room, features doors

opening out to the garden — offering the flexibility to suit your lifestyle needs.

Externally, the property boasts a large, enclosed rear garden predominantly laid to patio for low-maintenance enjoyment, with a small artificial lawn area, garden shed, and side access to the garage via a personnel door. To the front, a generous driveway provides off-road parking for multiple vehicles and access to the garage via an up-and-over door.











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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		84
(69-80) C		
(55-68) D	66	
(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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