

oakheart



£400,000

Asking Price

Reynolds Avenue, Colchester

Nestled in the highly sought-after residential area of Prettygate, CO3, this detached two-bedroom bungalow presents a fantastic opportunity for buyers seeking a spacious home with huge potential. The property sits within easy reach of local amenities, well-regarded schools, and convenient transport links, making it ideal for families, downsizing, or investors alike.

The accommodation comprises a generous living room with plenty of natural light, a kitchen with space for modernisation,

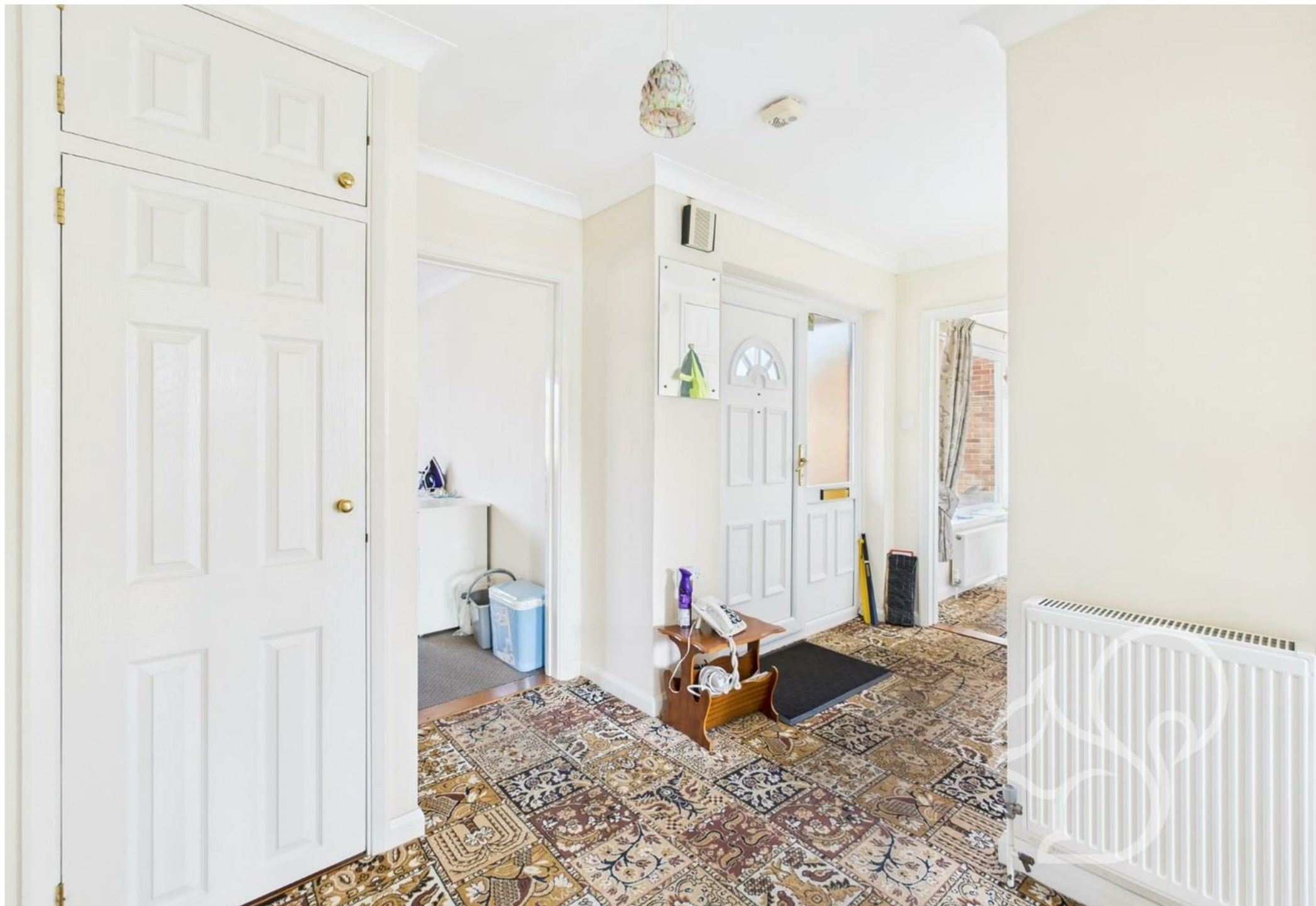
and two well-proportioned bedrooms, providing flexible options for family living or home office space. A central hallway connects the rooms, along with a family bathroom and an additional separate WC.

Outside, the property benefits from a detached garage, offering excellent storage or workshop space, along with potential for conversion (subject to planning). The plot offers scope to enhance both the interior and exterior to create a stylish and

comfortable home tailored to your taste.

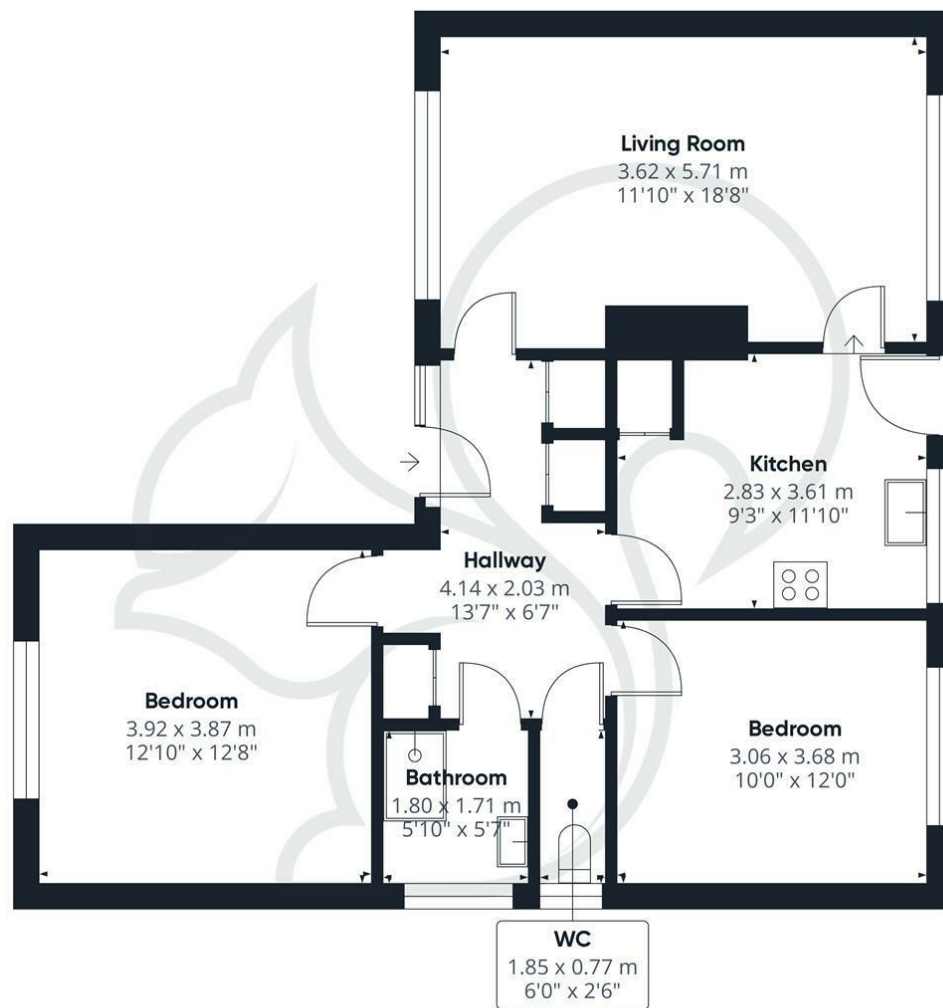
While the property requires some updating and modernisation, it represents a rare opportunity to secure a detached bungalow in a prime Prettygate location. The area is well served by local shops, cafés, Prettygate Primary School, and is just a short drive from Colchester city centre and the A12 for London links.











Ground Floor Building 1

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Approximate total area[®]

71.32 m²
767.68 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:
D

Energy Efficiency Rating

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