

oakheart



£425,000

Berechurch Hall Road, Colchester

Nestled on a generous plot in the sought-after southern area of Colchester, this charming detached bungalow presents an excellent opportunity for comfortable living. Originally designed as a three-bedroom home,

it currently features two spacious bedrooms but can easily be reverted to its former layout, providing versatility to suit your needs. The property is ideally located near local schools, making it a great choice for families. Residents will appreciate the easy access to Colchester City Centre, as well as the nearby Tollgate and Stane retail parks. Public transport links are conveniently close, and the picturesque Mersea Island is just a short drive away, offering a variety of water sports, local pubs, restaurants, and beautiful beaches

Inside, the well-presented accommodation welcomes you with an entrance porch leading to a bright and airy hallway. The expansive lounge/diner is bathed in natural light, thanks to its large windows and sliding doors that open to the rear. The modern fitted kitchen features a range of units, ample worktop space, and plumbing for appliances, with a door leading to a versatile summer room. This delightful space, currently used as a 'day room,' offers stunning views of the rear garden through its sliding doors and windows, making it an inviting spot to relax throughout the year.

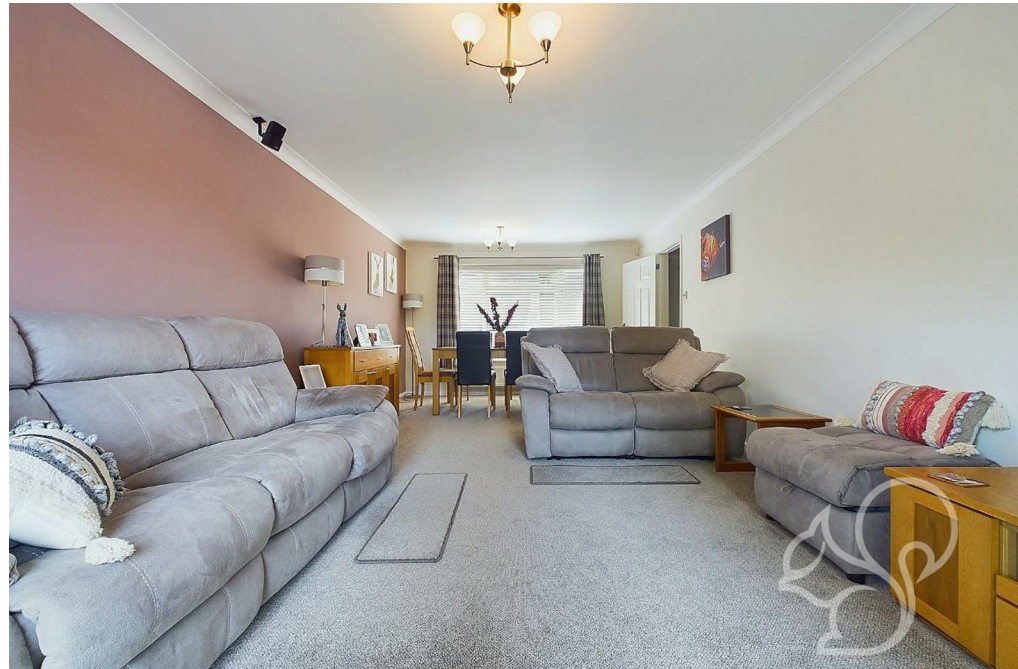
Both bedrooms are generously sized and include built-in wardrobes, while the family bathroom and a separate W.C. complete the internal layout. Outside, the property is approached via an 'in and out' driveway, providing additional

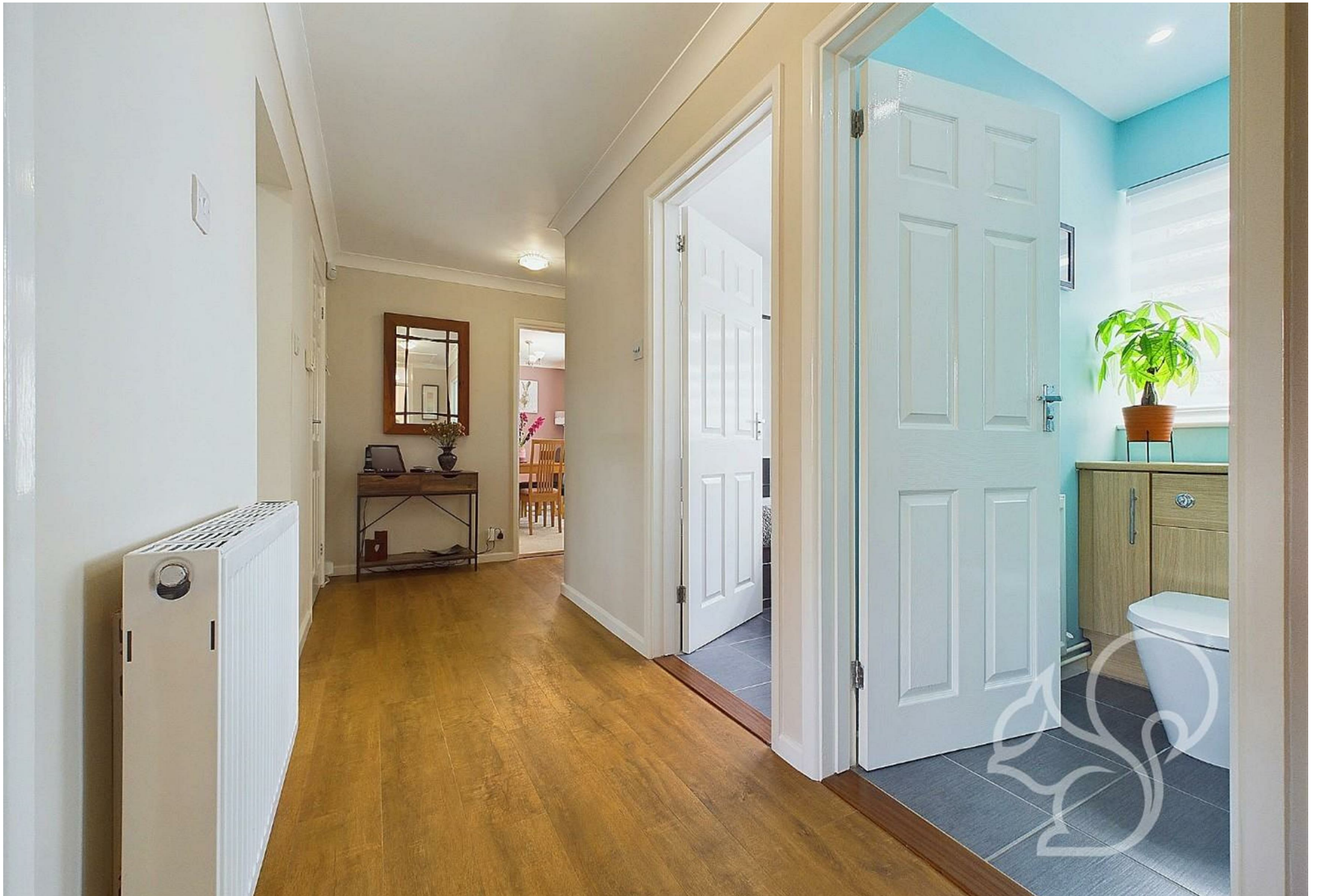
parking in front of the good-sized garage, which accommodates a vehicle with extra space at the rear.

The beautifully manicured garden, approximately 0.25 acres in size (subject to land survey), is laid to lawn and features a variety of trees, plants, hedges, and shrubs. A large patio area offers the perfect setting for alfresco dining during the warmer months









Ground Floor Building 1

Ground Floor Building 2

Garage
2.78 x 5.96 m
9'1" x 19'6"

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PROPERTY

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Approximate total area¹⁾

100.34 m²
1080.05 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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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