



GAME ESTATES

PROPERTY SALES & LETTINGS

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58 Gainsborough Road

Prettygate

Colchester

Essex

CO3 4QW

£425,000



Desirable Location

Two Double Bedrooms

Large low maintenance Driveway

Garage

Conservatory

Gas fired central heating

Fitted kitchen with integral appliances

No onward chain

Game Estates are offering this Two Bedroom Detached Bungalow for sale on the desirable Prettygate area of Colchester. This Bungalow has fabulous curb appeal, starting with its large low maintenance drive way and its clean looking exterior. The double side gates lead to a detached single Garage, rear block paved patio and pretty rear Garden. Internally the bungalow is nicely decorated, with its two Double bedrooms, front to back Lounge and the Kitchen leading to the Conservatory.

Hallway

As you enter from the front door you are greeted to a spacious Hallway area, with all doors leading off. Loft hatch, new Carpet.

Lounge 17' 11" x 10' 11" (5.46m x 3.33m)

This dual aspect lounge runs front to back of the property with patio doors leading to the patio and benefits from natural light flooding in and views of the garden. Two Radiators.

Kitchen 10' 10" x 10' 6" (3.30m x 3.20m)

Integral, Electric Oven and Hob, Extractor, Dishwasher, Fridge and Washing Machine. Striking Green wood effect Kitchen units, with contrasting light wood effect worktops. Stone Effect Kitchen sink with Right Hand Drainer. The Kitchen opens up to the conservatory, giving an open plan feel to the room, while still maintaining the defined space.

Conservatory 9' 8" x 18' 2" (2.95m x 5.54m)

The conservatory with its solid roof is a perfect addition to this property, giving an additional living space all year round, with glazing on all sides, so as to look across the rear garden. Leading off from the kitchen this would make an ideal dining area and Breakfast room.

Bedroom One 10' 11" x 11' 11" (3.33m x 3.63m)

This double bedroom is situated at the front of the property, with a front aspect window. Fitted Wardrobes, Radiator.

Bedroom Two 10' 11" x 9' 7" (3.33m x 2.92m)

Situated at the rear of the property, Double Bedroom has fitted wardrobes and a rear aspect onto the conservatory.

Family Bathroom 6' 8" x 5' 5" (2.03m x 1.65m)

This modern Bathroom houses a large walk-in shower, close couple toilet with hidden cistern. Wash basin on vanity unit and a towel rail. Fully tiled.

Rear Garden

The rear garden is just lovely with great proportions. Starting off with its curved block paved patio, then on the lawn and ending with a pergola at the bottom of the garden. The garden can be accessed from the front, by either the double gates leading to the garage and a single gate on the other side of the property.

Council Tax Band: D

Viewing:

Strictly by appointment only through Game Estate Agents. Prior to making an appointment Game Estate Agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Service and appliances have not been tested and therefore no warranty is offered on their operational condition.

Energy performance certificate (EPC)

58 Gainsborough Road
COLCHESTER
CO3 4QW

Energy rating

C

Valid until: 9 November 2033

Certificate number: 0290-3164-0122-4303-3973

Property type

Detached bungalow

Total floor area

84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

