

oakheart

£260,000

Asking Price

Bracken Way, Abberton, Colchester



Nestled in the sought-after village of Abberton, this two-bedroom detached bungalow on Bracken Way offers a fantastic opportunity for buyers looking to modernise and make a property their own.

The home features a bright and spacious living room, which opens directly into a conservatory—perfect for enjoying views of the garden all year round. A well-proportioned

kitchen, two good-sized bedrooms, and a family bathroom complete the internal accommodation.

Outside, the property benefits from a private rear garden, ideal for relaxing or entertaining. The property also boasts off-road parking for multiple vehicles, a single garage, and additional storage space—ideal for tools or garden equipment.

This property is being sold with no onward chain, making it an ideal purchase for those looking to downsize, first-time buyers, or investors looking for a renovation project in a desirable location.





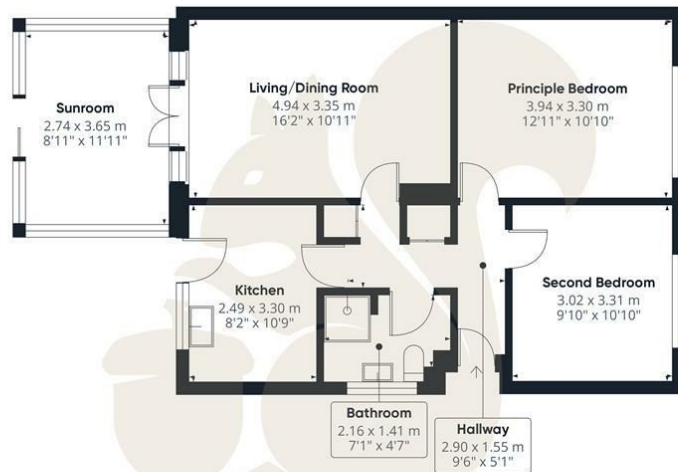




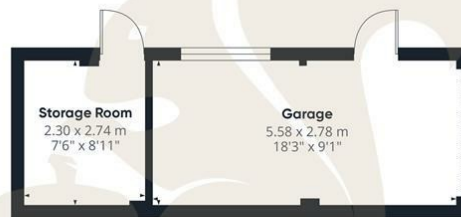








Ground Floor Building 1



Ground Floor Building 2

**oakheart**

Approximate total area<sup>(1)</sup>

89.7 m<sup>2</sup>  
965 ft<sup>2</sup>

(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:  
C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Oakheart Mersea  
01206 382191  
mersea@oakheart.co.uk  
34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**