



All enquiries Ref: James Paterson



- **Freehold detached bungalow requiring modernisation**
- **Development potential STPP**
- **Full vacant possession**

Location:

The property is situated on Mersea Road between its junctions with Berechurch Hall Road and Abbot's Road. Public transport links include Colchester mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A12 and A134. Shopping amenities can be found locally within Colchester, with an extensive range of shops, bars and restaurants being found in Colchester city centre. Recreational pursuits can be found locally at the open spaces of Abbey Field, Colchester Castle Park, and the nearby Essex countryside

Description:

Freehold detached bungalow requiring modernisation with development potential STPP.

Accommodation:

Two bedrooms, reception room, kitchen, bathroom/WC
Outside: Off street parking to the front and rear garden
On a site area of approximately 0.127 acres (513 m2)

EPC rating: D

Council Tax Band: C

Potential:

The property may be suitable for redevelopment or a dormer loft extension to provide additional bedrooms subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

