



Old Heath Road, Colchester, CO2 8DD

welcome to

Old Heath Road, Colchester

Offered with NO ONWARD CHAIN, this three bedroom detached bungalow offers good access to local shops and amenities and Old Heath Recreation Ground. Colchester town train station is around 1.6 miles of the property and there are good bus links.



Early viewing is advised of this spacious detached bungalow situated in the Old Heath area of Colchester.

Accommodation comprises entrance hall, lounge with French doors onto the garden, kitchen/breakfast room, master bedroom with en suite shower room, two further bedrooms and family bathroom.

Externally there is an enclosed rear garden and a Garage.

Entrance Door To:

Entrance Hall

Wood effect flooring, radiator, loft access, cupboard, doors to:

Lounge

14' 7" x 10' 9" (4.45m x 3.28m)
Feature fireplace, carpet, radiator, upvc double glazed windows and French doors to garden.

Kitchen

12' 1" x 10' 9" (3.68m x 3.28m)
Range of base and eye level units, work surfaces, inset sink and drainer unit, tiled splashbacks, low level oven and gas hob with extractor fan, space for fridge/freezer, plumbing for washing machine, boiler cupboard, tiled floor, radiator, upvc double glazed door to garden.

Bedroom One

13' x 10' 10" to wardrobe (3.96m x 3.30m to wardrobe)
Upvc double glazed window to side, radiator, carpet, door to:

En Suite

Wood effect flooring, shower cubicle, low level w.c., wash hand basin, radiator, upvc double glazed window to rear.

Bedroom Two

10' 5" x 10' 1" (3.17m x 3.07m)
Upvc double glazed bay window to side, radiator, carpet.

Bedroom Three

10' 1" x 6' 9" (3.07m x 2.06m)
Upvc double glazed window to front, carpet, radiator.

Bathroom

Wood effect flooring, panel enclosed bath with shower over, low level w.c., wash hand basin, part tiled walls, radiator, upvc double glazed window to rear.

Outside

The rear garden comprises of lawned area surrounded by tiled patio, all enclosed by panel fencing. Side access gate. Access to Garage.

Garage

18' 6" x 9' 3" (5.64m x 2.82m)
Brick built with roller door and side door.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Old Heath Road, Colchester

- NO ONWARD CHAIN
- Spacious Detached Bungalow
- Three Bedrooms
- En Suite & Bathroom
- Enclosed Garden
- 18 ft Garage
- Viewing Advised

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS114006 - 0003

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