



**Parsons Heath, Colchester, CO4 3HX**



**welcome to**

**Parsons Heath, Colchester**

£300,000-£330,000 Guide Price. Offered with NO ONWARD CHAIN this charming DETACHED BUNGALOW provides COMFORTABLE ACCOMMODATION and is WELL-PRESENTED THROUGHOUT. Situated in the SOUGHT-AFTER PARSONS HEATH AREA ideal for LOCAL SHOPS, bus services and the A12/A120. Viewing is highly recommended.



### Entrance

The property is entered via the side door with obscure double glazed insets leading to:

### Hallway

Access to the loft, built-in cupboard (housing the Ideal boiler), radiator, laminate flooring and doors leading to;

### Bedroom One

11' 10" x 9' 2" max ( 3.61m x 2.79m max )  
Double glazed window to the front aspect and a radiator.

### Bedroom Two

9' 6" x 8' 8" ( 2.90m x 2.64m )  
Double glazed window to the front aspect and a radiator.

### Shower Room

Obscure double glazed window to the side aspect, shower cubicle with adjustable shower head and mixer tap, pedestal wash hand basin with mixer tap, low level WC, Chrome heated towel rail, tiled walls and tiled flooring, underfloor heating.

### Kitchen

10' 2" x 9' 2" max ( 3.10m x 2.79m max )  
Part obscure double glazed side door to the side path, double glazed window to the side aspect, single sink and drainer with mixer-tap inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, integral fridge, freezer and washing machine, built-in electric double oven with four-ring gas hob and cooker hood over, radiator and tiled flooring.

### Living Room

19' x 13' max ( 5.79m x 3.96m max )  
Double glazed French doors opening onto the rear garden, double glazed window to the rear aspect, chimney breast, log burner, two radiators and laminate flooring.

### Rear Garden

The rear garden is mainly patio with two water butts, external tap, gated access to the side and further access via the front gate and side path.

### Workshop

9' x 7' 6" ( 2.74m x 2.29m )  
Double glazed door to the front with a double glazed window to the side.

### Garage

15' 10" x 8' ( 4.83m x 2.44m )  
Up and over door to the front, double glazed door to the side with power and lighting connected.

### Parking

The driveway can be found to the front of the property providing off road parking (via the shared driveway). External spotlights with motion sensors.

### Agents Note

The property benefits from Solar Panels.



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## Parsons Heath, Colchester

- Two Double Bedrooms
- Detached Bungalow
- Well-Appointed Kitchen
- Garage and Driveway
- Rear Garden with Workshop

Tenure: Freehold EPC Rating: D

guide price

**£300,000-£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSJ108834 - 0010

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