



Hereford Road, Colchester

****Chain Free**** Ideally situated in a quiet residential street behind Colchester town centre's East Hill, this 3 bedroom bungalow offers deceptively spacious living accommodation and a beautiful sunny garden. The property shows enormous potential, with a kitchen that's perfect for adding your own stamp/ increasing value and a very generous open-plan living/dining space that opens onto the garden via sliding double doors. The property retains many lovely features including beautiful wooden floors and a column fire place in the main living area. The garden boasts a patio area perfect for outside dining and again, vast potential, with some stunning mature trees and flowers framing the courtyard. There is also ample off street parking. Striking distance from the property, and you can be in Colchester's bustling town centre with its many eateries, bars, cafes and shops. The mainline railway is close by, where you can be in London within the hour. This home is offered to the market chain free.

Guide price £300,000

Hereford Road

Colchester, CO1



- Incredible natural light
- Off street parking
- Close to Castle Park
- Guide Price £300,000 - £325,000
- Potential to modernise
- Excellent amenities
- Close to St James Primary School
- Spacious accomodation
- Fantastic transport links
- Town centre location

Kitchen

13'7" x 6'11" (4.15 x 2.13)

Flooded with natural light from the large window, the kitchen is of a good size with ample worktop and storage space. There is the potential for adding value and your own stamp to the property through modernisation.

Dining/Living Room

22'9" x 12'9" (6.95 x 3.89)

This room offers exceptional living space with beautiful wooden flooring and sliding doors that open onto the garden. A column fireplace provides a natural divide for a living and dining area and creates the perfect entertaining space.

Bedroom 1

9'10" x 12'9" (3.01 x 3.89)

Overlooking the garden, this bedroom is a spacious double bedroom with inbuilt storage.

Bedroom 2

10'0" x 12'5" (3.05 x 3.79)

Separated by a large hallway, the second bedroom would provide exceptional guest accommodation, or the perfect working from home office space. With garden views, this room is a good sized double bedroom.

Bedroom 3

9'10" x 10'8" (3.01 x 3.26)

The third bedroom is also of a good size, with in-built storage to the front of the property.

Bathroom

5'9" x 6'11" (1.76 x 2.13)

The bathroom has wooden flooring and comprises low level WC, basin and bath. There is again potential to add value through modernisation.

Garden

To the rear of the property, there is a good sized sunny garden. Currently with a paved patio area that would be perfect for outside dining, and some beautiful flowers/mature trees, there is boundless potential to create a wonderful entertaining space or place to unwind.

Further Information

Tenure - Freehold

Council Tax - Colchester Band C

Mains Gas

Mains Water and Sewage



Floor Plan

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
(87-91) A			(87-91) A
(81-86) B			(81-86) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 49, Potential 76