



LONGRIDGE, COLCHESTER, CO4

GUIDE PRICE £265,000







We are delighted to offer for sale this well presented, two-bedroom, semi-detached bungalow situated on the east side of Colchester City Centre with no onward chain. The property benefits from a garage, driveway and a low maintenance garden to the front and rear. A early viewing is advised to appreciate the accommodation to offer!

#### ENTRANCE HALL

Double glazed entrance door to entrance lobby with doors to lounge, bedroom one, bedroom two, kitchen and shower room.

#### LOUNGE

14' 8" x 10' 6" (4.47m x 3.2m) Double glazed bay window to front, wooden flooring, radiator and feature fireplace.

#### KITCHEN

11' 11" x 8' 7" (3.63m x 2.62m) Double glazed window to side, double glazed door to conservatory, 1 1/2 bowl sink unit with worktop to either side, cupboard below and matching eye level units, further worktop with electric hob with oven below, breakfast bar, space and plumbing for washing machine and dishwasher.





### BEDROOM ONE

11' 1" x 10' 6" (3.38m x 3.2m) Double glazed window to rear, wooden flooring and radiator.

### BEDROOM TWO

11' 2" x 7' 10" (3.4m x 2.39m) Double glazed window to front, wooden flooring and radiator.

### SHOWER ROOM

Tiled throughout, double glazed window to side, stand up shower cubicle, low level WC, vanity wash hand basin and heated towel rail.

### CONSERVATORY

9' 3" x 6' 2" (2.82m x 1.88m) Door to side and door to rear, tiled flooring and radiator.

### GARDENS

Patio area to front and side, rear garden mainly laid to patio, small lawned area. The rear garden has a sunny aspect.

### SUMMER HOUSE

7' 7" x 5' 9" (2.31m x 1.75m) Power and lights.

### GARAGE

Single garage with up and over doors, side entrance door, power and lights.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		