



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**82a Turner Road**  
Colchester, CO4 5JY

**Guide Price £325,000 - £340,000**  
EPC Rating 'B'

- Detached Two Bedroom Bungalow
- Chain Free
- Bedroom One With En Suite Shower Room
- Ample Parking





## Property Description

David Martin Estate Agents are delighted to offer for sale this two bedroom detached bungalow situated within walking distance of Colchester General Hospital and with good access to Colchester North Station and the A12. The property offers an entrance hall, lounge, kitchen/dining room, bedroom one with ensuite shower room, second bedroom and a family bathroom. Externally the property benefits from a block paved driveway providing off road parking and an enclosed garden to the side. Viewing is recommended to appreciate the setting, space and the finish from which the property benefits. The property is being sold CHAIN FREE.



#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to side aspect to entrance hall, access to loft space, storage cupboard housing gas fired boiler, radiator, door to:

#### LOUNGE

13' 2" x 11' 6" (4.01m x 3.51m) Being well lit by fully glazed double doors and windows to side aspect, radiator.

#### KITCHEN/DINING ROOM

13' x 9' (3.96m x 2.74m) The kitchen is comprehensively fitted with a range of stylish units comprising of single drainer ceramic sink with mixer taps inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units. integrated electric oven and hob, fridge & freezer, dishwasher and washing machine, splash tiling, window to rear aspect, space for table, radiator .



#### BEDROOM ONE

11' 6" x 9' (3.51m x 2.74m) Window to front aspect, radiator, fitted range of wardrobes to one wall.

#### ENSUITE SHOWER ROOM

White suite comprising of low flush WC, wall mounted wash hand basin, shower cubical, fully tiled walls, heated towel rail, window to side aspect.



#### BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m) Window to front aspect, radiator, fitted wardrobe and matching drawers.

#### BATHROOM

Stylish white suite comprising of low flush WC, wall mounted wash hand basin, panel bath with shower over, window to side aspect, splash tiling, heated towel rail.

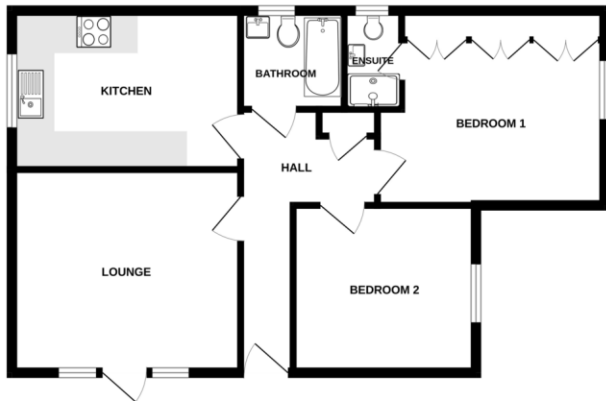
#### OUTSIDE

Block paved driveway providing parking and turning space being enclosed by panel fencing, pedestrian access to garden.



#### GARDEN

Enclosed low maintenance paved garden being well enclosed by panel fencing, wooden storage shed.



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 misstatement. This plan is for guidance purposes only and should be used in conjunction with the property purchase. The seller, its agents and suppliers do not warrant the accuracy of the floorplan or guarantee its use for any purpose other than that intended. David Martin Group Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.dmgtiptree.co.uk  
%office\_emailAddress%  
01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements