

**Kings Head Court, Colchester
CO1 1XY
Guide Price £400,000-£420,000
Freehold**





- **THREE BEDROOM DETACHED BUNGALOW**
- **TUCKED AWAY ON A PRIVATE ROAD**
- **LOUNGE**
- **CONSERVATORY**
- **MODERN KITCHEN**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING/DOUBLE GLAZING**
- **LOVINGLY CARED FOR - IN PRISTINE ORDER**
- **EXCELLENT TRAIN, ROAD AND BUS LINKS**
- **RARE OPPORTUNITY FOR THIS LOCATION**

*****LOCATION LOCATION*****

THREE BEDROOM DETACHED BUNGALOW TUCKED AWAY DOWN A PRIVATE LANE.

A rare opportunity to purchase this three bedroom detached home on one level NEAR MAIN RAILWAY STATION, THE BUSTLING CITY CENTRE WITH ITS BOUTIQUE SHOPS AND EATERIES AND THE HISTORIC CASTLE PARK - A12 MAJOR ROAD LINKS IS A FEW MINUTES DRIVE AWAY.

This lovingly cared for home is literally ready to move into and offers well-proportioned accommodation including a bright and airy lounge with patio doors opening onto a conservatory, modern kitchen and three double bedrooms along with a family bathroom.

The outside space has been meticulously maintained and offers a generous rear garden and patio area with mature planting, parking for two vehicles plus a garage.

AN IDEALY LOCATED BUNGALOW WITH EVERYTHING ON YOUR DOORSTEP.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, loft access. Airing cupboard.

LOUNGE

16' 0" x 11' 0" (4.87m x 3.35m)

Patio doors to conservatory, window to side aspect, carpet flooring, radiator.

CONSERVATORY

10' 0" x 10' 0" (3.05m x 3.05m)

French doors leading to rear garden, windows to side and rear aspects, tiled flooring.

KITCHEN

12' 0" x 10' 0" (3.65m x 3.05m)

Range of base, drawer and eye level units, worktops inset stainless steel sink and drainer unit. Space for fridge/freezer, washing machine and cooker. Door to side, window to front aspect. Wall mounted gas boiler.

BEDROOM ONE

13' 0" x 9' 0" (3.96m x 2.74m)

Window to rear aspect, carpet flooring, radiator. Fitted wardrobes with mirrored sliding doors.

BEDROOM TWO

11' 0" x 9' 0" (3.35m x 2.74m)

Windows to front and side aspects, carpet flooring, radiator. Range of fitted units.



BEDROOM THREE

9' 0" x 9' 0" (2.74m x 2.74m)

Window to rear aspect, carpet flooring, radiator. Currently being used as a dining room.

FAMILY BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m)

Panelled bath with shower attachment over, low level WC and pedestal wash hand basin. Vinyl flooring, part tiled walls, radiator.

EXTERIOR

FRONT

Driveway providing off street parking, path leading to entrance door. Shrub borders. Access to rear via side gates.

REAR

Large patio area, lawn area with shrub borders.

GARAGE

Up and over door, courtesy door to rear. Power and light connected.

AGENT'S NOTES

The Vendors Advise the following:

The loft is part boarded, fully insulated with a pull down ladder

Full fibre optic internet

Bedroom Two has existing plumbing for an En-suite which could easily be re-instated

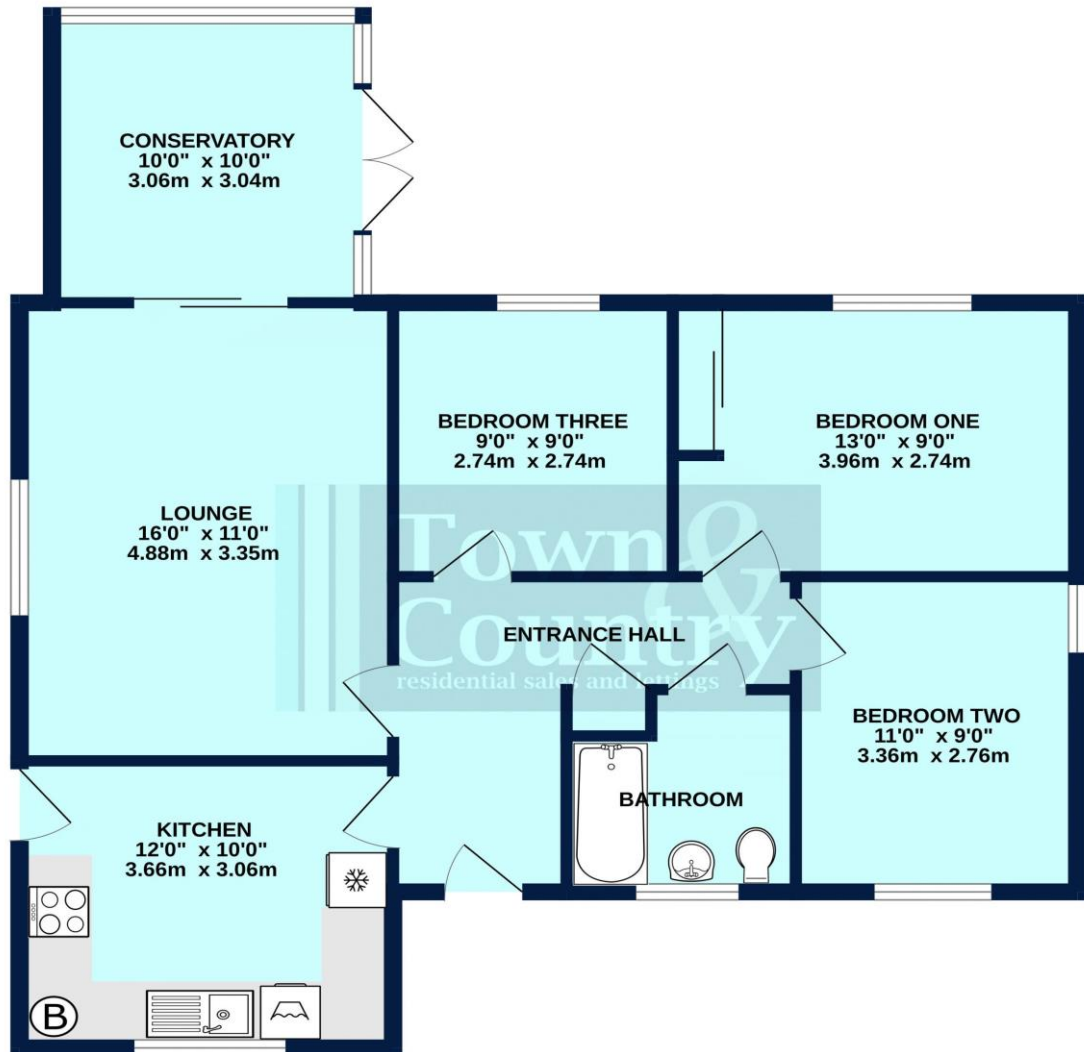
Gates and fencing recently replaced





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

864 sq.ft. (80.3 sq.m.) approx.



KINGS HEAD COURT

TOTAL FLOOR AREA : 864 sq.ft. (80.3 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.
Made with Metropix ©2025

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's

9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288

www.townandcountryresidential.co.uk