



Colchester Road, Ardleigh
£475,000

Property Overview

A three-bedroom detached bungalow, requiring modernisation throughout and offering an excellent opportunity for a new buyer to update and improve to their own requirements.

The property is offered for sale with no onward chain and occupies a generous overall plot of approximately 0.25 acre (sts), with potential for extension subject to the necessary planning permissions.

The accommodation begins with an entrance hallway leading through to the living room, which features double doors opening directly onto the rear garden. The kitchen is positioned separately, with the remainder of the property providing three bedrooms and a family shower room.

Outside, the property benefits from a particularly generous enclosed rear garden, providing plenty of scope for landscaping and further development, subject to the necessary consents. There is a double garage, driveway parking and an array of useful sheds and outbuildings within the garden, providing excellent storage.





- THREE BEDROOM DETACHED BUNGALOW
- DOUBLE GARAGE AND DRIVEWAY PARKING
- SUPERB PLOT APPROACHING 0.25 ACRE (STS)
- IN NEED OF MODERNISATION THROUGHOUT
- POPULAR LOCATION
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND (STPP)
- VIEWING IS ADVISED



Property Setting:

Convenience is never far away, as Ardleigh boasts a range of amenities intended to make day-to-day life a breeze. A highly regarded primary school within the village nurtures young minds, complemented by a reliable post office, doctors surgery, a local shop, and a delightful Chinese takeaway restaurant. Additionally, The Wooden Fender, a popular eatery and pub, offers a warm, convivial atmosphere for dining and socialising.

For those inclined towards a nautical pursuit, Ardleigh Sailing Club, situated on a sprawling 136-acre water haven, extends a warm invitation. An established and friendly club, it provides unparalleled facilities for racing, training, or simply cruising, making it an ideal spot to embrace the joys of sailing.



For a change of scene, the idyllic medieval village of Dedham beckons, a mere 2.7 miles away. A fascinating assortment of restaurants, local shops, and amenities heighten your quality of life, while delightful strolls along the banks of the River Stour endorse a peaceful backdrop. For ease of travel, nearby railway stations can be found in the welcoming towns of Manningtree and Colchester, approximately 4.4 and 4.9 miles away, respectively. Colchester itself presents a notable array of shops, restaurants, social facilities, and esteemed schools, most notably the esteemed Colchester Royal Grammar School.

Agents Notes:

Tenure - Freehold

Council Tax Band - D

Services - Mains Gas, Electric, Water & Drainage

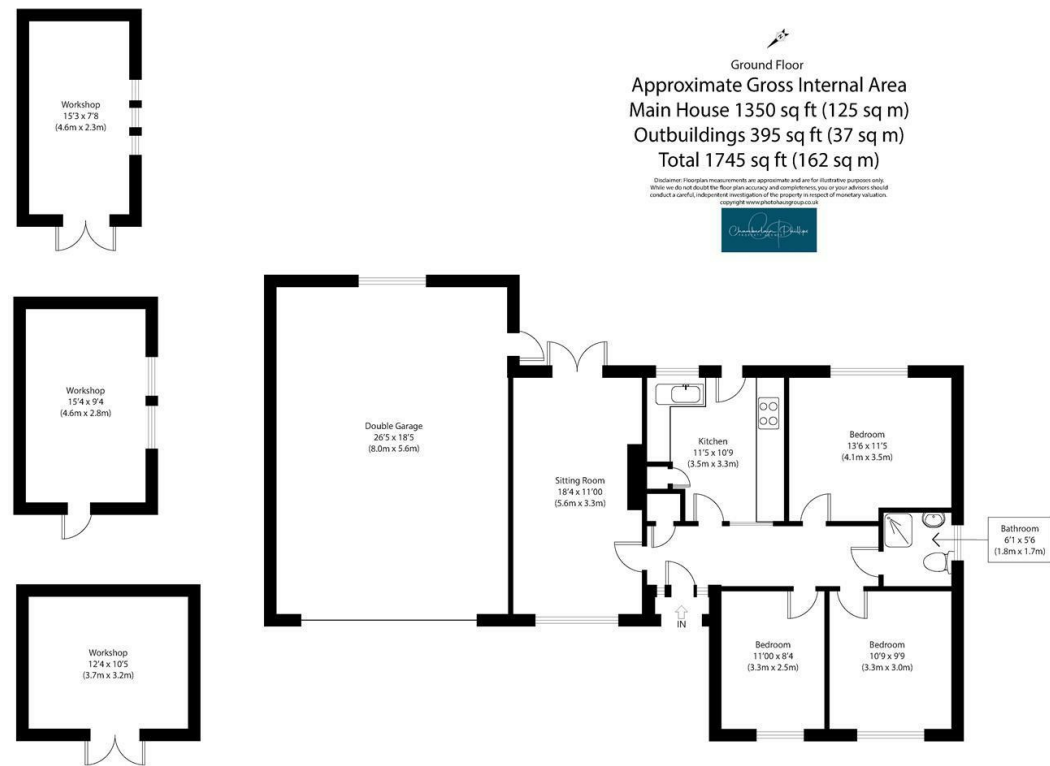
Heating - Via Gas boiler

Mobile Coverage Indoor: All networks are available

Broadband: Ultrafast broadband is available at this address



Floor Plan



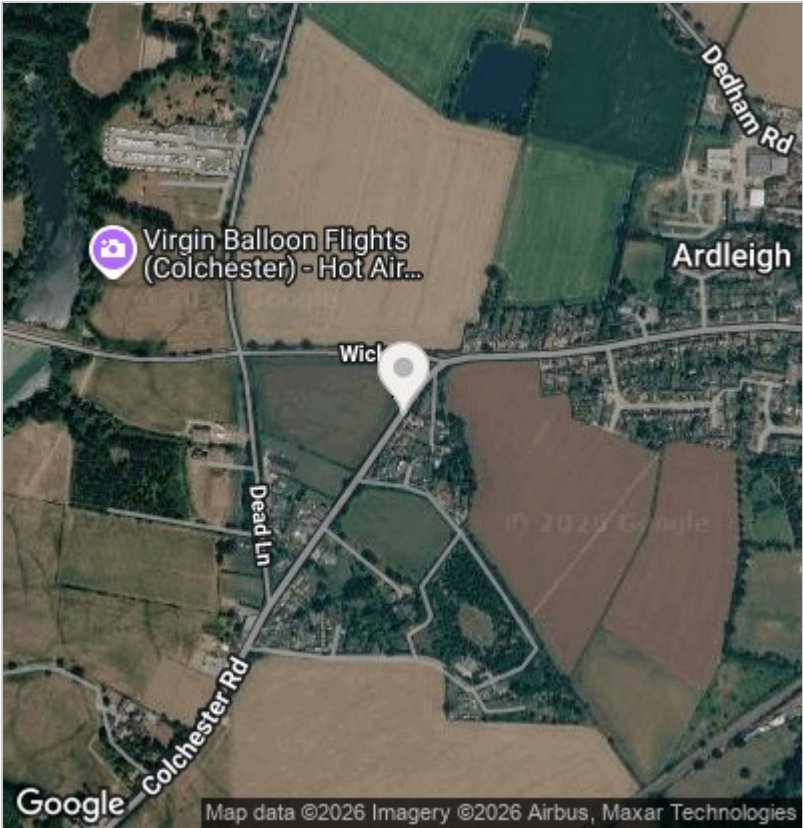
Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

