

oakheart

£425,000

Guide Price

Gainsborough Road, Colchester

Guide Price: £425,000 - £450,000

Situated on Gainsborough Road in the highly sought-after CO3 area of Colchester, this well-presented two-bedroom detached bungalow offers spacious and versatile single-storey accommodation, making it an ideal purchase for downsizers, professionals or those seeking convenient ground-floor living. The property enjoys a desirable residential setting close to local amenities, transport links and popular schooling.

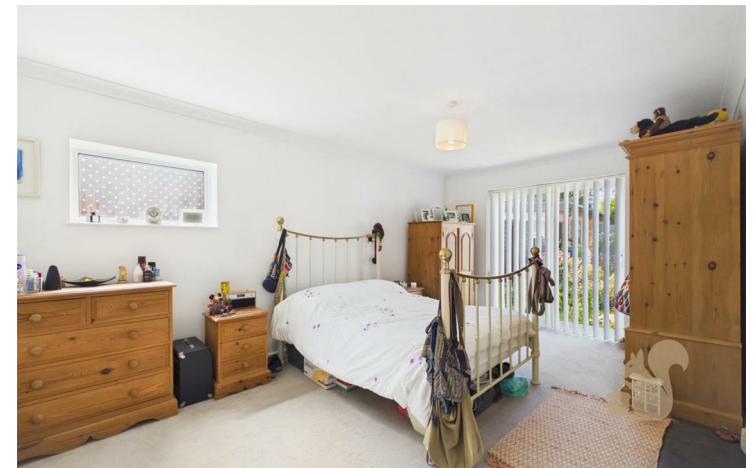
Stepping inside, the property welcomes you via a central entrance hallway which provides access to all principal rooms. At the heart of the home is the

impressive open-plan kitchen and dining area, offering a bright and sociable space ideal for both everyday living and entertaining. The kitchen is fitted with a range of modern units and ample worktop space, whilst the dining area provides room for family meals and gatherings.

Positioned to the rear of the property, the spacious living room enjoys a pleasant outlook and provides a comfortable setting for relaxing. The bungalow further benefits from two well-proportioned double bedrooms, both offering excellent space for furnishings and storage. A modern family bathroom completes the accommodation.

Externally, the property continues to impress with private outdoor space ideal for enjoying the warmer months. The home also benefits from a detached garage, providing additional storage, workshop potential or secure parking.

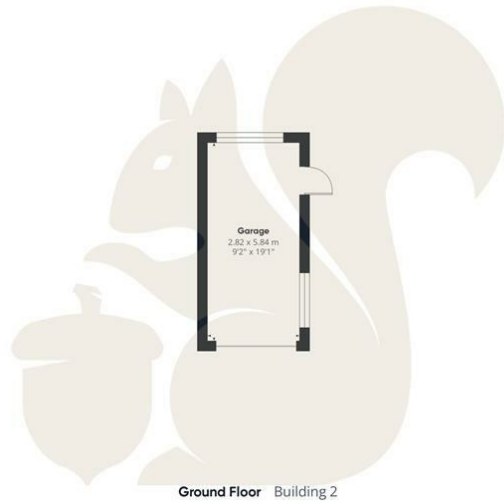
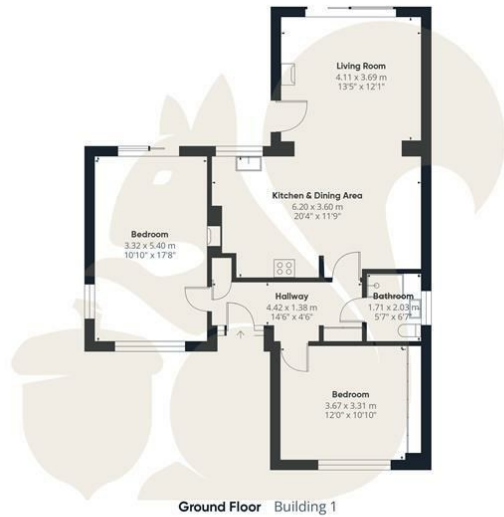
Conveniently located within easy reach of local shops, amenities and transport connections, this attractive detached bungalow presents an excellent opportunity to acquire a well-maintained home in one of Colchester's most desirable residential locations.











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Main building GLA™

86.41 m²
930.08 ft²

Main building total

86.41 m²
930.08 ft²

Building 2 total

17.79 m²
191.53 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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