

oakheart



£400,000

Offers In Excess Of  
Baden Powell Drive, Colchester



Offered with No Onward Chain

Situated in the ever-popular Prettygate area of Colchester (CO3), this well-proportioned three-bedroom bungalow presents an excellent opportunity for buyers seeking spacious, single-storey living in a well-established and convenient location.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall leading into a generous dual-aspect living room, flooded with natural light and offering a comfortable space to relax or entertain. A separate fitted kitchen provides ample storage and worktop space, while an inner

hallway neatly separates the living and sleeping areas. There are three bedrooms in total, including two well-sized doubles and a versatile third bedroom ideal as a home office or guest room. The property is completed by a family bathroom and a separate WC, enhancing practicality for everyday living.

Externally, the home benefits from a detached single garage, ideal for secure parking or additional storage, along with potential for further off-road parking (subject to necessary consents). The wrap-around garden offers a good degree of privacy and scope for landscaping, creating a pleasant outdoor space to enjoy.

Prettygate remains one of Colchester's most sought-after residential areas, favoured for its strong community feel, reputable local schooling, and convenient access to a range of shops, cafés, and everyday amenities. Regular bus routes provide easy access into Colchester city centre, with its wider selection of retail, leisure facilities, and mainline rail links to London.

A fantastic opportunity to acquire a spacious bungalow with excellent potential in a prime location.











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**Main building GLA<sup>TM</sup>**

88.57 m<sup>2</sup>  
953.4 ft<sup>2</sup>

**Main building total**

88.57 m<sup>2</sup>  
953.4 ft<sup>2</sup>

**Building 2 total**

17.33 m<sup>2</sup>  
186.48 ft<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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