

oakheart



£290,000

Munnings Road, Colchester

Offered to the market end of chain and situated in the heart of Prettygate, this three-bedroom semi-detached home on Munnings Road presents an excellent opportunity for buyers looking to create a property tailored to their own taste.

The ground floor offers a well-balanced layout, comprising a generous lounge to the front with double doors to the rear garden, a separate dining room, and a fitted kitchen positioned to the rear. A ground floor bathroom and welcoming entrance

hallway complete the accommodation, with scope to reconfigure/modernise to suit individual requirements.

Upstairs, the property features three bedrooms, including a particularly spacious principal bedroom, alongside two further well-proportioned rooms, offering flexibility for family living, home working, or guest space.

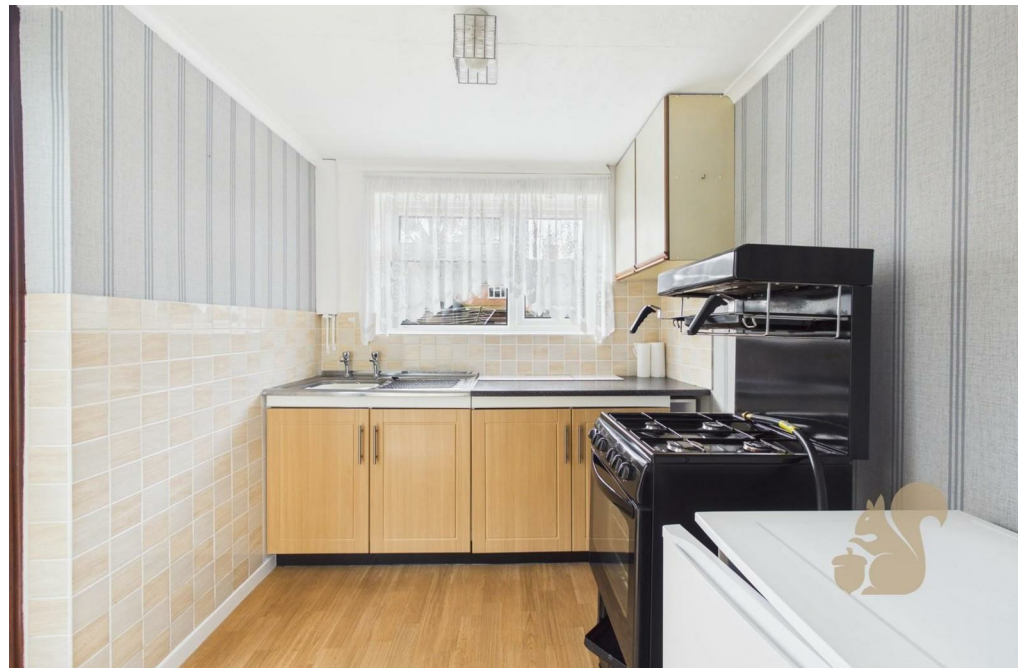
Externally, the property benefits from a driveway to the front,

providing off-road parking, while the overall plot offers clear potential for enhancement, subject to the necessary consents.

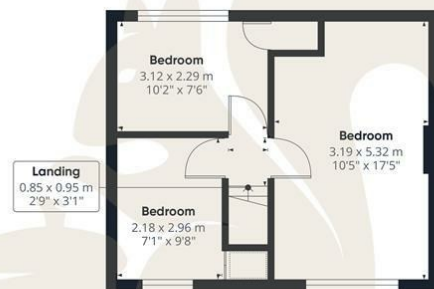
This home is brimming with potential to create a fantastic long-term residence in a well-established and popular residential location with lots of amenities just a short walk away.











Floor 1



GLA ⁽¹⁾
77.46 m²
833.74 ft²

Total
77.46 m²
833.74 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft
are excluded

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

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (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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