



**Baden Powell Drive, Colchester, CO3 4SR**

**welcome to**

**Baden Powell Drive, Colchester**

Situated in the EVER POPULAR PRETTYGATE AREA and offered with NO ONWARD CHAIN, this two bedroom semi detached bungalow offers well presented and spacious accommodation. The property offers excellent access to local shops, amenities, schools, green spaces and transport links.



**Early viewing is advised of this well presented home conveniently situated for access to amenities, the A12, Tollgate Shopping Centre and Stane Retail Park.**

**Accommodation comprises entrance hall, dual aspect living room, modern kitchen/breakfast room, two double bedrooms and modern shower room. Externally there is off street parking for several cars, a garage and enclosed mature rear garden.**

**Entrance Door To:**

### **Entrance Hall**

Radiator, loft access, airing cupboard, doors to:

### **Lounge**

Upvc double glazed windows to front and side, radiator, carpet.

### **Kitchen / Breakfast Room**

Upvc double glazed windows to side and rear, upvc double glazed door to rear, newly fitted kitchen comprising range of matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, attractive tiled splashbacks, built-in cooker, four ring gas hob with extractor over, built-in fridge/freezer, laminate flooring, radiator.

### **Bedroom One**

Upvc double glazed window to front, radiator, carpet, free standing wardrobe with mirror fronted doors.

### **Bedroom Two / Dining Room**

Upvc double glazed window and door to patio area, radiator, wood effect flooring.

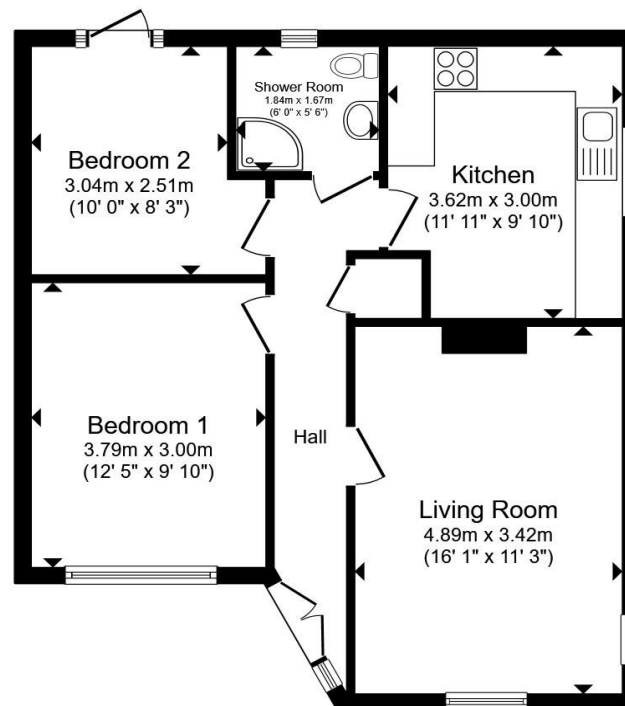
### **Shower Room**

Upvc obscure double glazed window to rear, modern white suite comprising tiled shower cubicle, concealed cistern w.c., and wash hand basin set into vanity unit with cupboards under, heated towel rail, laminate wood flooring.

### **Outside**

There is a driveway providing off road parking and leading to Garage.

The rear garden is laid to lawn with mature borders and patio area, all enclosed by fencing.



Total floor area 59.0 m<sup>2</sup> (635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## Baden Powell Drive, Colchester

- POPULAR PRETTYGATE AREA
- NO ONWARD CHAIN
- Spacious Living Accommodation
- Two Double Bedrooms
- Modern Kitchen & Shower Room
- Enclosed Rear Garden
- Ample Parking & Garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of  
**£350,000**



### directions to this property:

Refer to map



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS121585 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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