



Bourne Road, Colchester, CO2 7LP

welcome to

Bourne Road, Colchester

This deceptively spacious detached bungalow is situated on the south side of Colchester, within close proximity of Bourne Pond and offering good access to local amenities and schools.



Entrance Door To:

Entrance Hall

Radiator, airing cupboard, spacious storage cupboard, doors to:

Lounge

Upvc double glazed window to front, upvc double glazed windows to either side, feature fireplace, radiator.

Kitchen

Upvc double glazed windows and door to rear garden, range of base and eye level units, work surfaces, inset sink and drainer unit, space for appliances, radiator.

Bedroom One

Upvc double glazed window, radiator.

Bedroom Two

Upvc double glazed window, radiator, loft access.

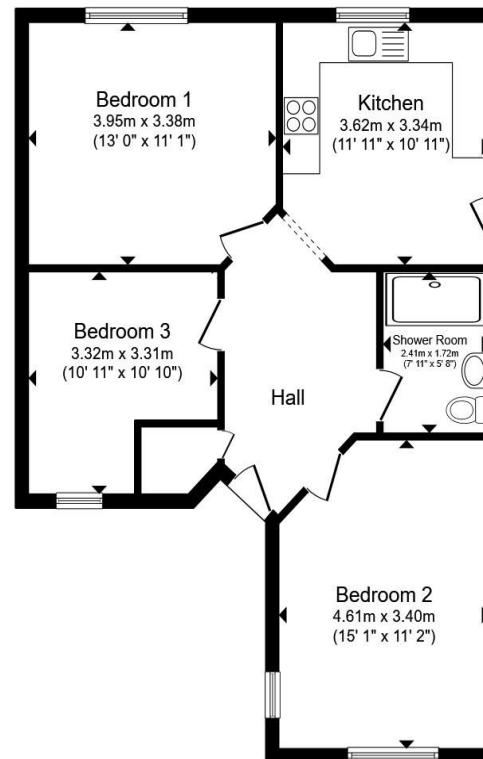
Wet Room

Frosted upvc double glazed window, shower unit, wash hand basin, low level w.c., heated towel rail and underfloor heating.

Outside

To the front of the property there is a generous driveway providing off road parking for several cars.

There is a mature rear garden which is mainly laid to lawn with patio area, all enclosed by panel fencing.



Floor Plan

Total floor area 65.1 m² (700 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



view this property online williamhbrown.co.uk/Property/CCS121258



welcome to

Bourne Road, Colchester

- Detached Bungalow
- Spacious Living Accommodation
- Two Double Bedrooms
- Modern Wet Room
- Ample Off Street Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£300,000

directions to this property:

Refer to map



view this property online williamhbrown.co.uk/Property/CCS121258

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CCS121258 - 0004

 william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1 1JG



williamhbrown.co.uk