

oakheart



£350,000

Guide Price

Moor Road, Langham

Sold Prior To Marketing.

Guide Price: £350,000 - £375,000.

Positioned along the ever-popular Moor Road in the sought-after village of Langham, this two bedroom detached bungalow occupies a generous plot of approximately one third of an acre and offers an excellent opportunity for further enhancement or development, subject to the necessary planning permissions.

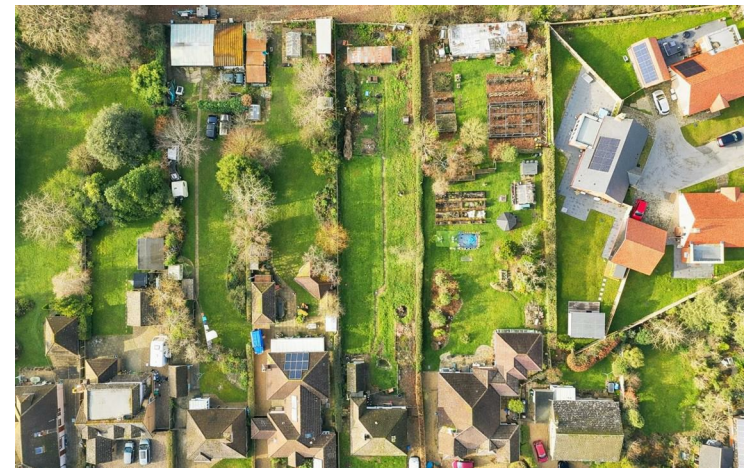
The village of Langham provides a strong sense of community with a variety

of everyday amenities all within comfortable walking distance. These include a community-run village shop, community centre, primary school and the well-regarded Shepherd Public House and restaurant. Colchester city centre is located just two miles to the south, with Colchester mainline railway station approximately three and a half miles away, offering direct services to London Liverpool Street in around fifty minutes.

Internally, the accommodation is arranged to provide an entrance hall leading through to two well-proportioned double bedrooms, a lounge, bathroom and a kitchen/diner which further benefits from a useful utility cupboard.

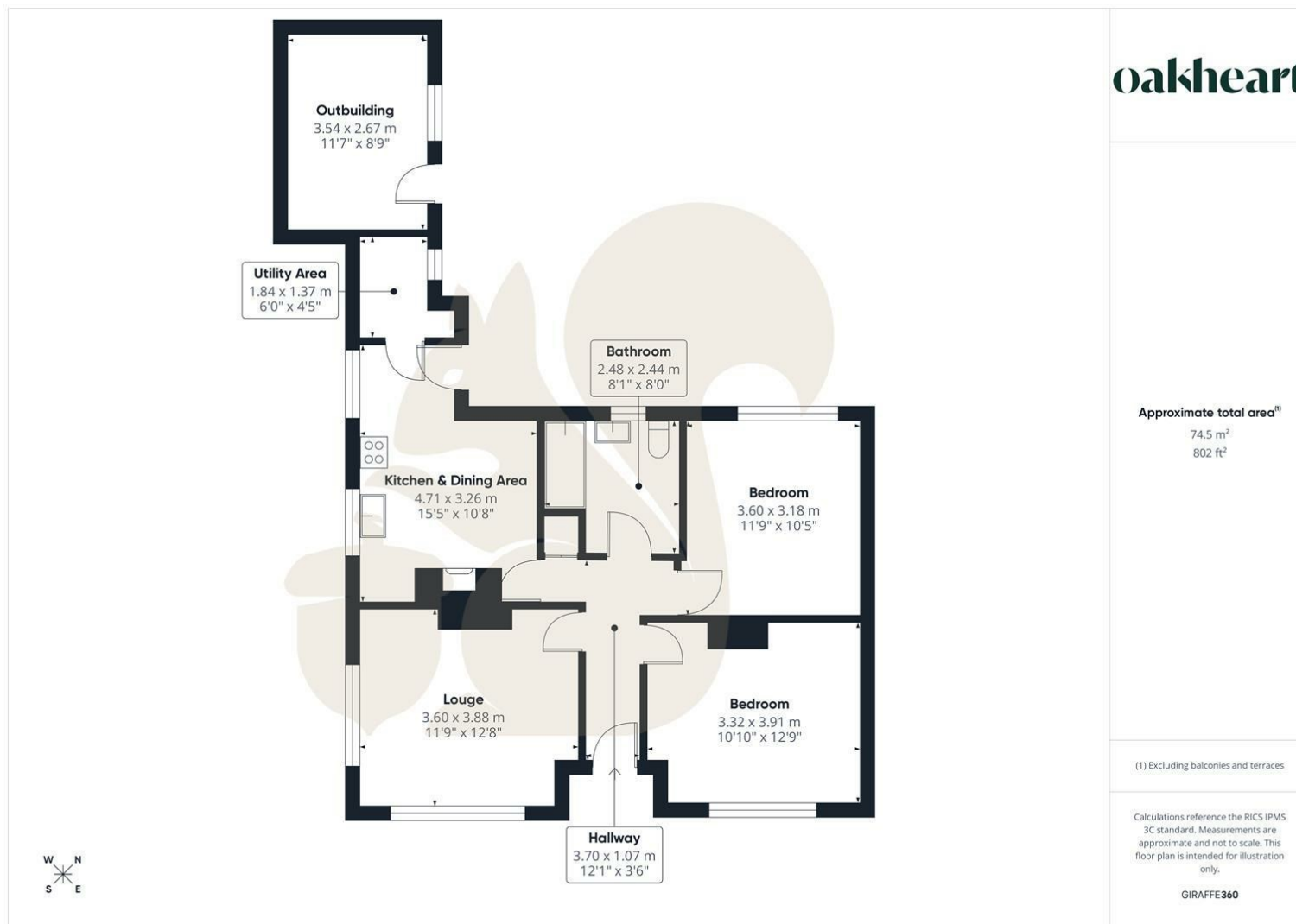
Externally, the property truly comes into its own. The plot extends to approximately one third of an acre, with the rear garden predominantly laid to lawn and incorporating a chicken pen positioned to the rear boundary. An outbuilding adjoined to the rear side of the bungalow provides excellent external storage and further practical space. To the front, the property enjoys a large private driveway offering ample off-road parking for multiple vehicles, alongside an expansive lawned front garden. Side access is available from both sides of the property, enhancing accessibility and usability of the grounds.

Overall, this is a rare opportunity to acquire a detached bungalow on a substantial plot within a highly desirable village location, offering significant potential for the incoming purchaser.









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Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	
Not energy efficient - higher running costs		
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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