



**William Boys Close, Colchester, CO4 3PW**

**welcome to**

**William Boys Close, Colchester**

Offered with NO ONWARD CHAIN, this two bedroom detached bungalow is situated on the east side of Colchester, offering excellent access to local shops, amenities, schools and bus routes into the city centre.



**This spacious detached bungalow is situated in a cul-de-sac position, offering excellent access to the University of Essex and Hythe train station.**

**The property could benefit from some modernisation and accommodation comprises entrance hall, lounge/diner, kitchen, two bedrooms and bathroom.**

**Externally there are lovely spacious gardens, as well as garage and parking in front.**

**Entrance Door To:**

### **Entrance Hall**

Storage cupboard, doors to:

### **Kitchen**

Upvc double glazed window to front, sink and drainer unit with cupboards below, part tiled walls, wall mounted boiler.

### **Lounge / Diner**

Upvc double glazed window to rear, radiator, tiled floor.

### **Bedroom One**

Upvc double glazed windows to front and rear, upvc double glazed door to rear garden, two radiators, tiled floor.

### **Bedroom Two / Reception Room**

Upvc double glazed window to rear, radiator, tiled floor.

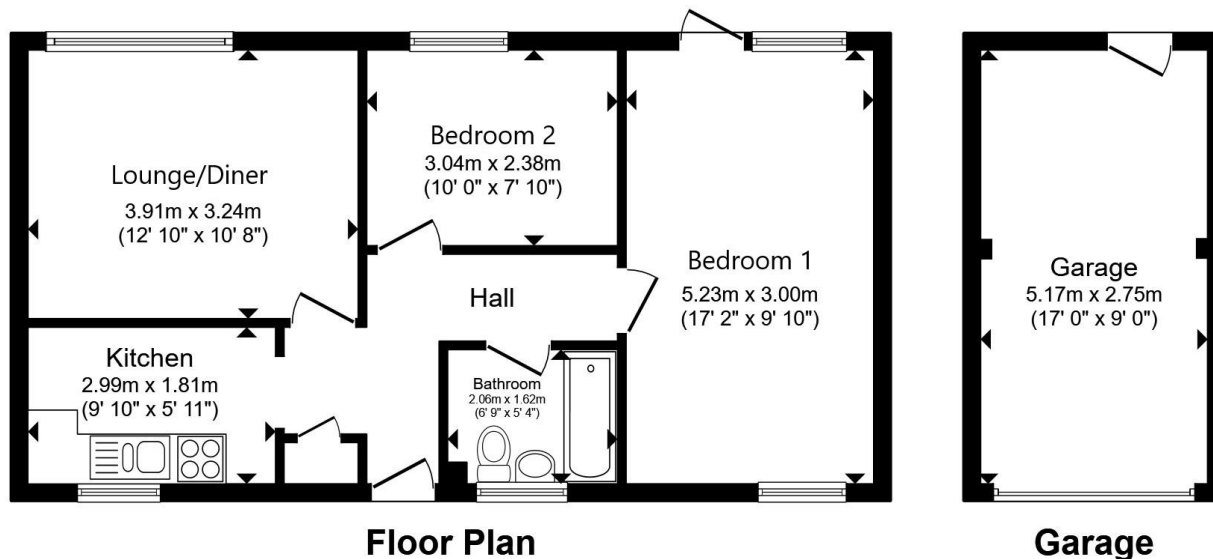
### **Family Bathroom**

White suite comprising panel enclosed bath with shower head, low level w.c., wash hand basin, part tiled walls, radiator, upvc double glazed window to front.

### **Outside**

The property benefits from generous lawned gardens to the front and rear with paved pathways.

There is a detached garage with parking in front.



Total floor area 67.9 m<sup>2</sup> (731 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

## William Boys Close, Colchester

- NO ONWARD CHAIN
- Detached Bungalow
- One/Two Reception Rooms
- One/Two Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Parking & Garage

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

# £250,000



### directions to this property:

Refer to map



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CCS120582 - 0004

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