

oakheart

£425,000

Baden Powell Drive, Colchester

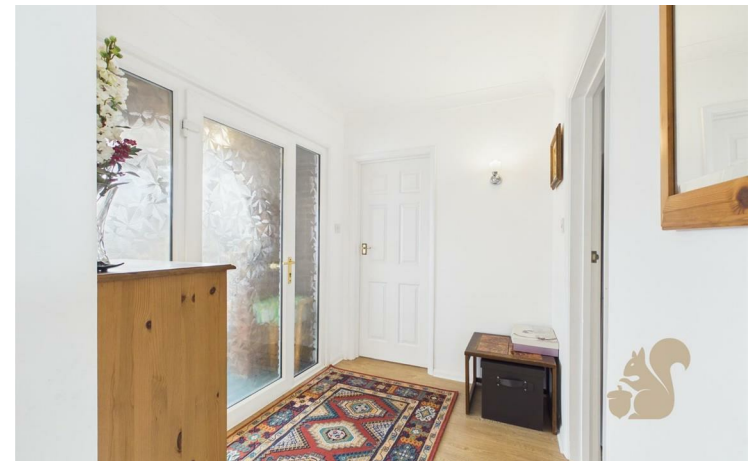
A well-proportioned three bedroom bungalow situated in the ever-popular Prettygate area of Colchester (CO3), offering single-storey living, a generous living room, separate kitchen and a detached garage.

The accommodation comprises: entrance hall, spacious dual-aspect living room, fitted kitchen, inner hallway, three bedrooms (two good doubles and a generous single/office), family bathroom and separate WC. The layout flows neatly from the

entrance into the main hallway, with the living areas to one side and the bedrooms and bathroom to the other, making it practical for both families and downsizers.

Outside, the property benefits from a detached single garage providing secure parking or storage, with the potential for additional off-road parking (subject to the existing plot and any necessary consents). The single-storey nature of the home will particularly appeal to buyers seeking step-free accommodation.

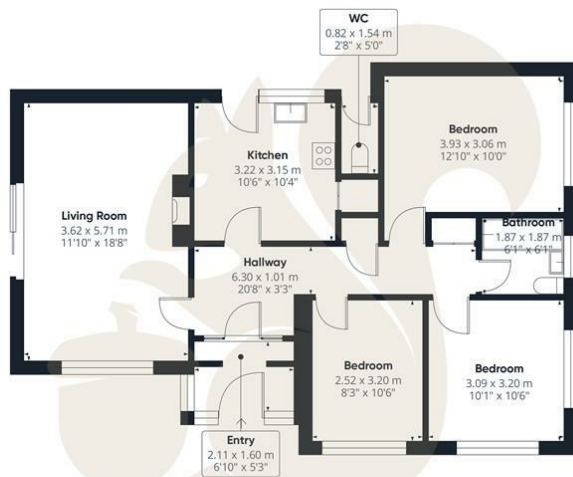
Prettygate is a highly regarded residential district of Colchester, popular with families and downsizers alike thanks to its established community feel, well-regarded local schooling, and convenient parade of local shops, cafés and everyday amenities. There are regular bus services into Colchester town centre, placing the wider range of shopping, leisure facilities and mainline rail links to London within straightforward reach.











Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
97.7 m²
1051 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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		
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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