

oakheart



£325,000

Offers In Excess Of
Keats Road, Colchester



Offered with No Onward Chain is this well proportioned two bedroom detached bungalow situated within the popular Poets Corner area of Colchester, having been a much loved family home for over 25 years. Offering approximately 783 sq ft of accommodation, the property provides flexible living space, a garage, driveway and established rear garden.

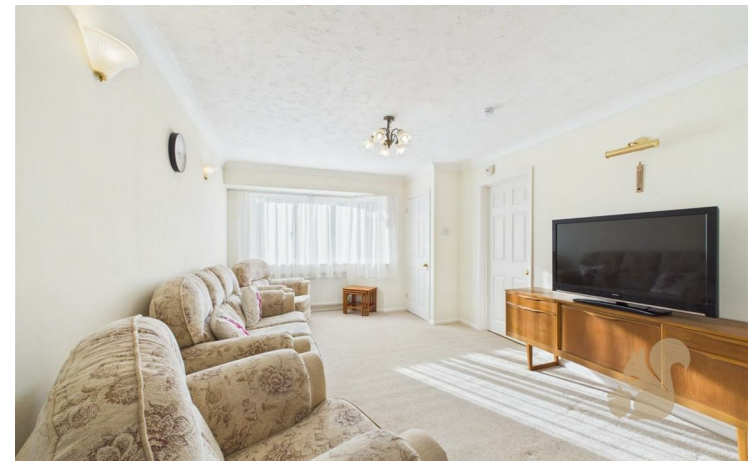
The accommodation begins with an entrance hall leading through to a particularly spacious living and dining area, providing an excellent

central space for both relaxing and entertaining. The current layout offers a generous open feel, while also providing an exciting opportunity for the new owner to adapt the accommodation to suit their own requirements.

One of the key benefits is the flexibility of the current layout. Subject to any necessary permissions, the existing living and dining arrangement could potentially be altered by creating a dividing wall from the hallway through the current dining area, providing a third bedroom while

retaining a separate living space. This makes the property particularly appealing to those looking for a bungalow that can evolve with their needs.

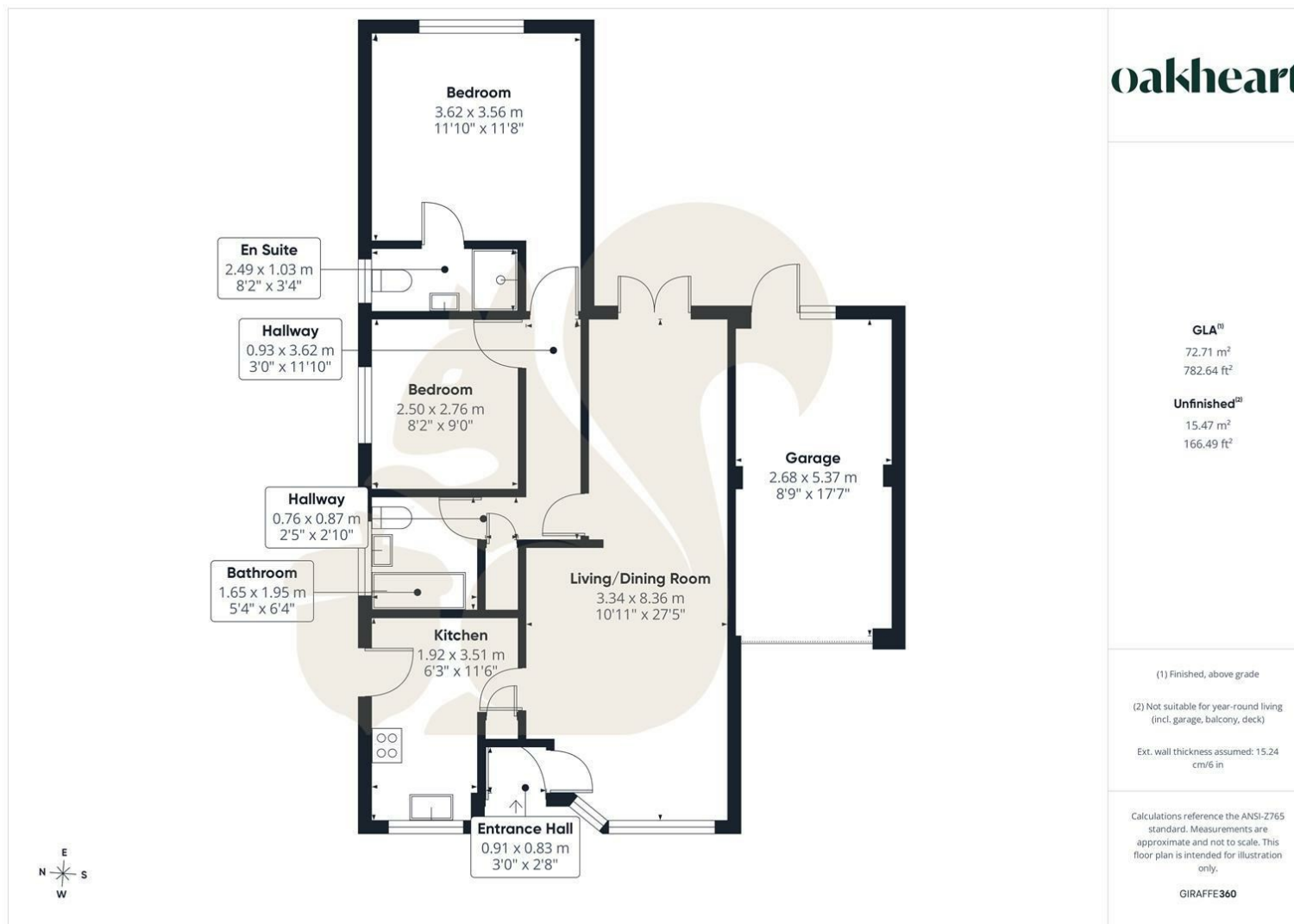
The separate kitchen has been updated in recent years and is well equipped with a range of fitted units. The kitchen also benefits from a side door access via a ramp that leads out to the side access to the front and rear of the bungalow. There is also a modern family bathroom, while both existing bedrooms are well proportioned. The principal bedroom benefits from its own en suite shower room, providing a useful additional facility.











Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart