



oakheart

£425,000

Guide Price
The Commons, Colchester

Guide Price: £425,000 - £450,000.

This charming 3-bedroom detached bungalow located in the desirable area of Prettygate, Colchester, is offered for sale with no onward chain. This delightful home features an inviting entrance porch that leads into a central hallway, providing access to the entire bungalow.

To the left, you'll find a spacious living room that runs from front to back, boasting dual aspect windows and double doors that open onto the large, fully enclosed rear garden, filling the space with natural light. The well-appointed kitchen is centrally located and equipped with a range of eye and base-level units, offering ample storage and space for appliances, along with a door leading directly to the rear garden for easy outdoor access.

This bungalow comprises three generously sized double bedrooms, perfect for family living or accommodating guests. A modern wetroom completes the interior, providing convenience and comfort.

The outdoor space is a standout feature, with a large rear garden mainly laid to lawn, ideal for relaxation or entertaining. Additionally, there is direct access to the rear of the garage from the garden. The front of the property offers off-road parking and convenient access to the garage via an electric roller door.

This detached bungalow in Prettygate combines spacious living areas, practical amenities, and a desirable location, making it an excellent choice for those seeking single-story living in Colchester.







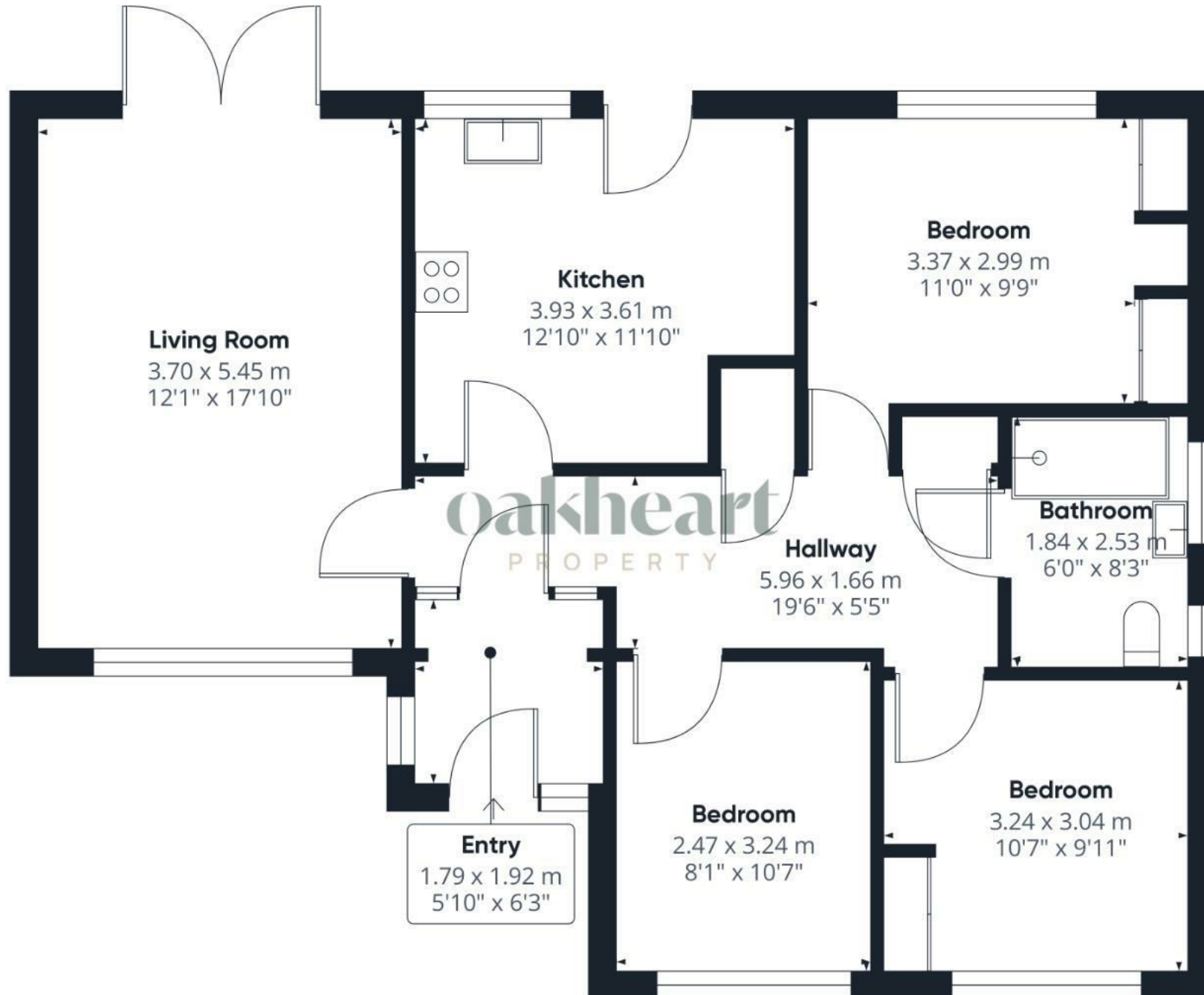












Approximate total area⁽¹⁾

83.46 m²

898.36 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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 | | 83 |
| (69-80) C | 68 | |
| (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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