



oakheart

£325,000

Guide Price
Magazine Farm Way, Colchester

Guide Price: £325,000 - £350,000.

Nestled in the highly sought-after Prettygate area, this charming two-bedroom detached bungalow is situated on a considerably sized plot, offering an abundance of potential. Its location provides convenient access to high-performing schools, a range of local amenities, and excellent transport links, making it an ideal choice for families and commuters. The property benefits from

having no onward chain.

A welcoming entrance hall leading to a comfortable lounge, perfect for relaxing and entertaining. The property includes two spacious double bedrooms, providing ample space for family and guests. A family bathroom complements the layout, and the kitchen offers plenty of storage and a door that opens out to the rear garden, facilitating a seamless indoor-outdoor

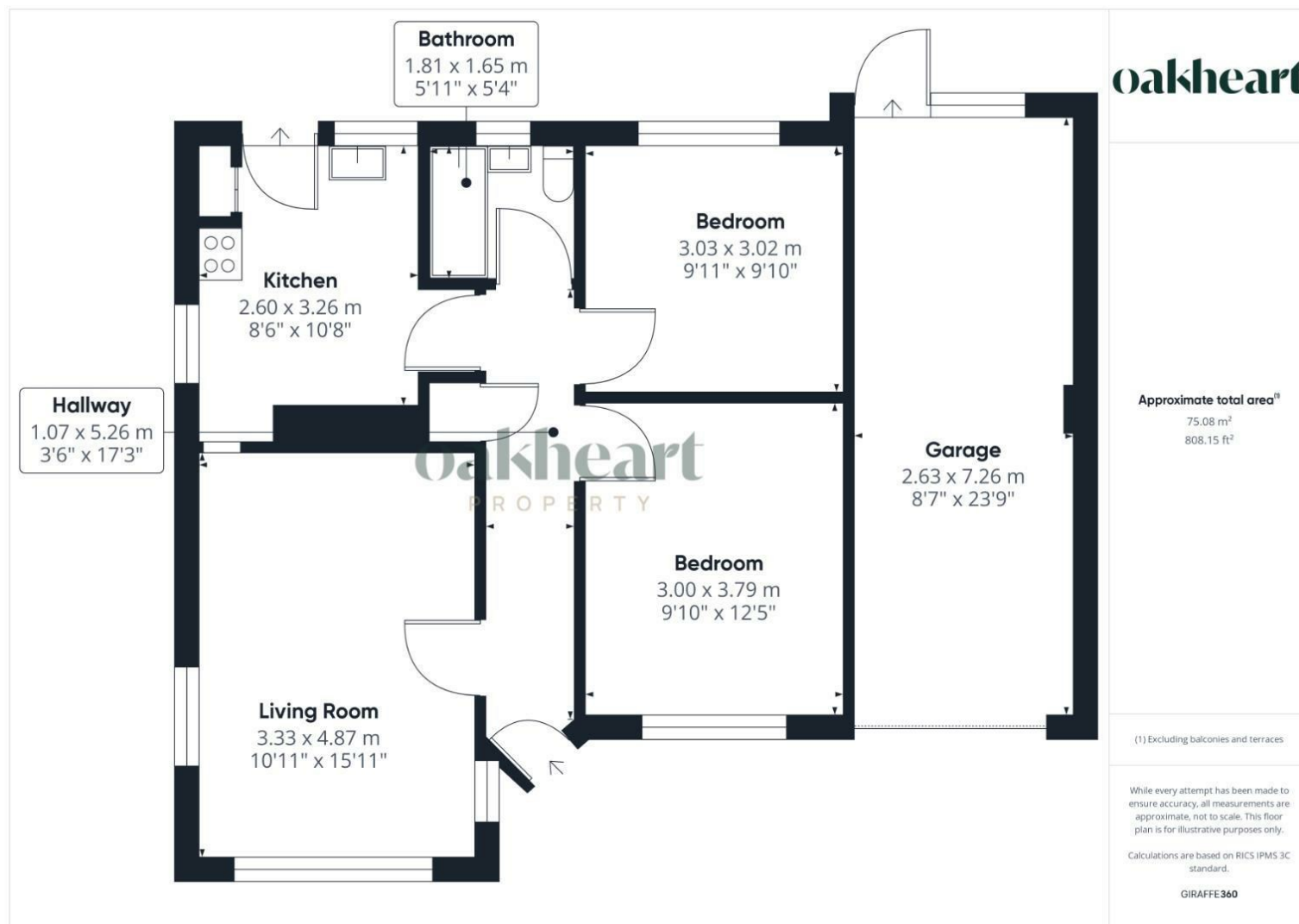
living experience.

Outside, the property boasts a large plot with a well-maintained front garden, providing ample off-road parking for multiple vehicles. The good-sized, enclosed rear garden comprises a mix of patio and lawn, ideal for outdoor activities and entertaining. Additionally, the property includes a 1.5-length garage with power, offering extra storage or potential workshop space.









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		
(55-68) D		
(39-54) E	46	
(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.

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

oakheart