

oakheart



£350,000

Offers In Excess Of  
Prettygate Road, Colchester

Occupying a generous plot within the highly sought-after Prettygate area of Colchester, this spacious three-bedroom detached bungalow presents an exciting opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements. It also offers a great opportunity to expand the existing property, subject to planning approval, making it an excellent development project for those looking for the chance to maximise the potential of this sizeable plot in a desirable and sought after location. Offered to the market with no onward chain, the property enjoys convenient access to a range of local amenities, highly regarded schools, regular bus routes and excellent transport links.

The accommodation begins with a welcoming entrance hall, complete with a useful built-in storage cupboard. The spacious living room provides an excellent reception space, whilst the kitchen leads through to a substantial sunroom, offering additional living accommodation and direct access to the rear garden.

There are three bedrooms in total, comprising a generous principal bedroom with built-in storage, alongside two further single bedrooms, both also benefiting from built-in storage cupboards. A family shower room completes the internal accommodation.

Externally, the property enjoys a good-sized enclosed rear garden featuring a patio seating area and a predominantly lawned garden, providing excellent potential for keen gardeners or families alike. A single door from the garden provides access into the garage, whilst a side gate offers convenient side access.

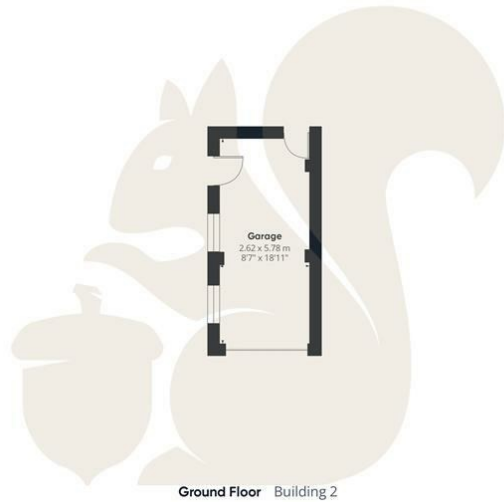
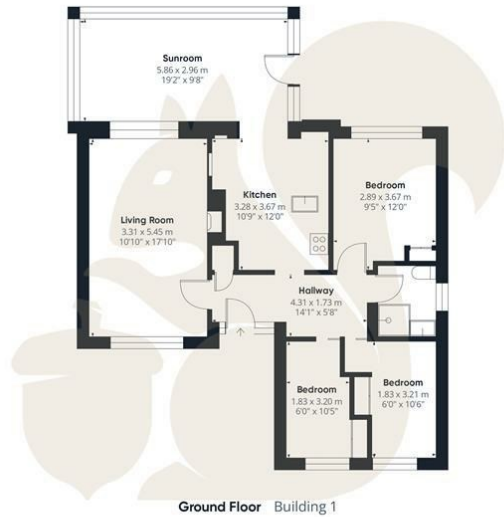
To the front, the property benefits from a large driveway and front garden, providing ample off-road parking for multiple vehicles. The garage is accessed via an up-and-over door from the front elevation.











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**Main building GLA<sup>TM</sup>**

71.71 m<sup>2</sup>  
771.88 ft<sup>2</sup>

**Main building total**

89.43 m<sup>2</sup>  
962.66 ft<sup>2</sup>

**Building 2 total**

16.57 m<sup>2</sup>  
178.36 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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