

oakheart



£350,000

Maypole Green Road, Colchester

Guide Price £350,000 - £375,000 Set within a popular residential location, this spacious three-bedroom detached bungalow offers an excellent opportunity for those seeking comfortable and modern single-storey living. Offered to the market with no onward chain, the property combines a well-balanced layout with practical features, making it equally suited to families, downsizers or buyers looking for a low-maintenance home.

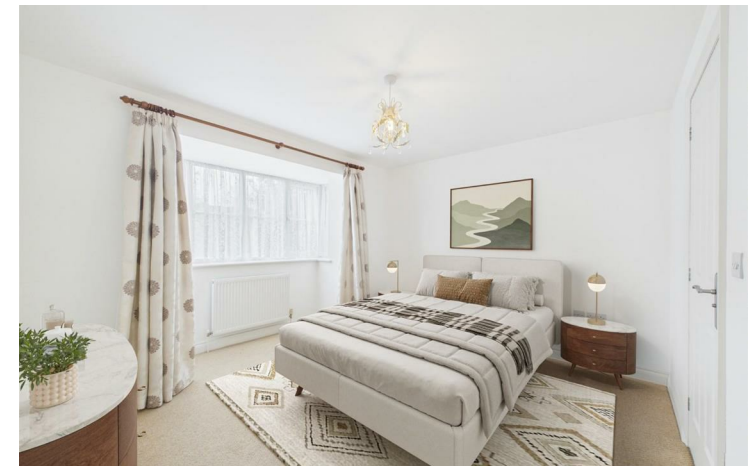
The property is approached via a large private driveway, providing ample off-road parking. Internally, a welcoming entrance hall leads through to a generous kitchen/dining room, ideal for everyday living and entertaining alike. To the rear, a bright and airy living room enjoys direct access to the garden, creating a relaxing focal point within the home.

There are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, complemented by

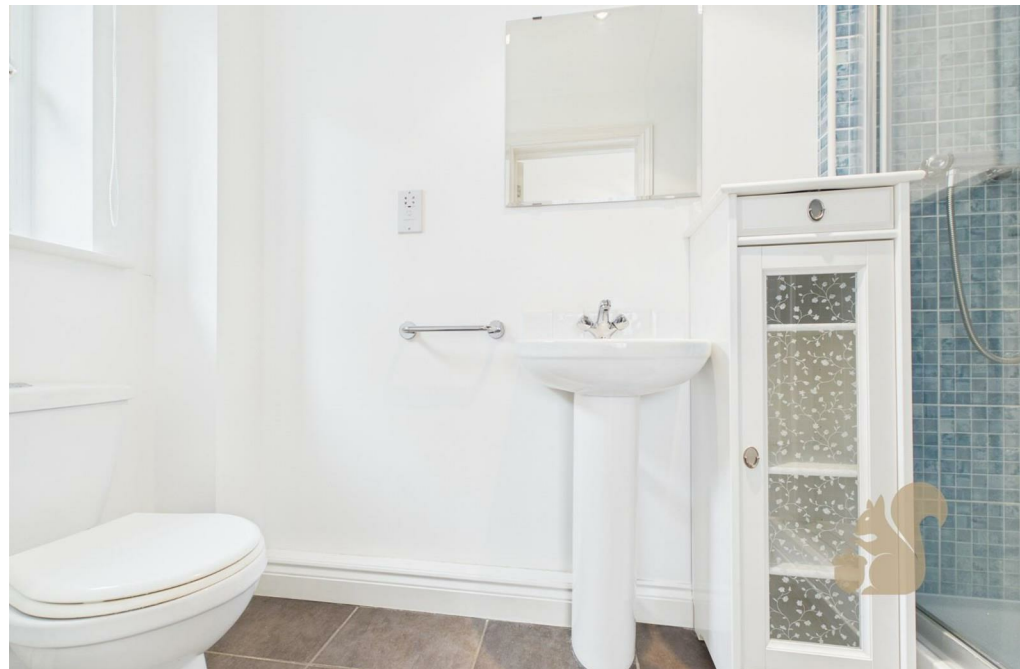
a further modern family bathroom, both finished to a clean and contemporary standard.

Outside, the bungalow benefits from a private, low-maintenance garden, offering a practical outdoor space that can be enjoyed with minimal upkeep.

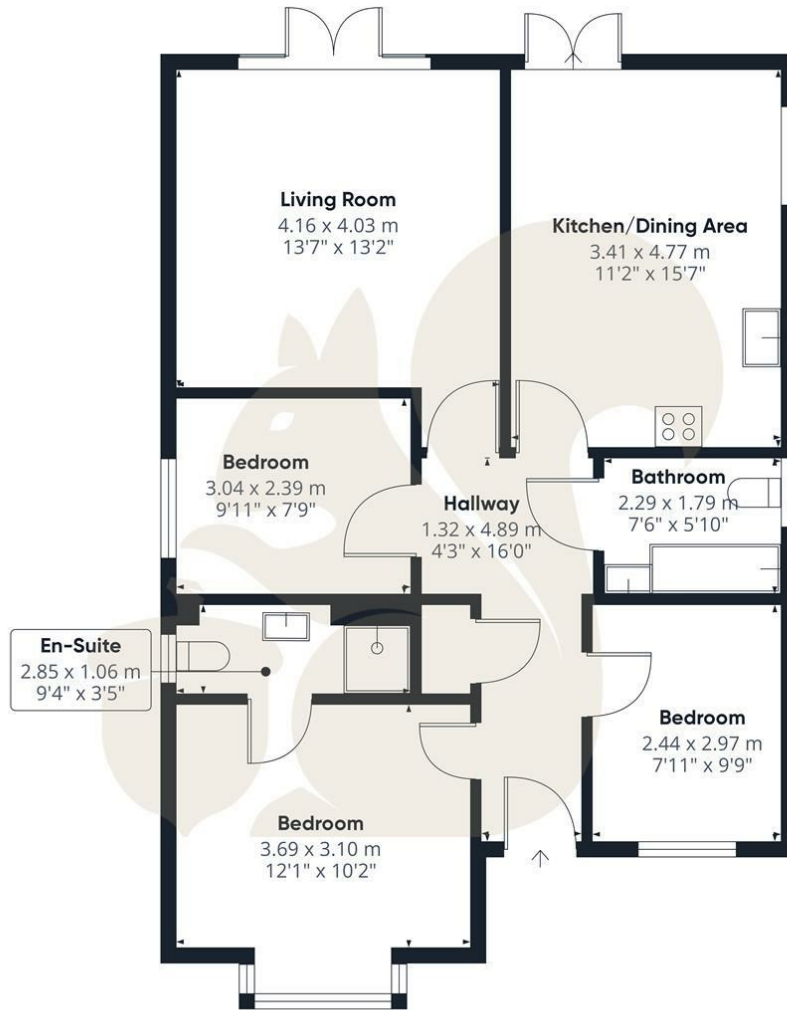
The location provides convenient access to local schools, shops and regular bus services into Colchester city centre, along with excellent road links to the A12 and surrounding areas.











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Approximate total area<sup>(1)</sup>  
77.7 m<sup>2</sup>  
838 ft<sup>2</sup>

(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:

Tenure:  
Freehold

Council Tax Band:

**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>                                   | 77  | 82        |
| (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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