

83 London Road, Copford, Colchester, CO6 1LG



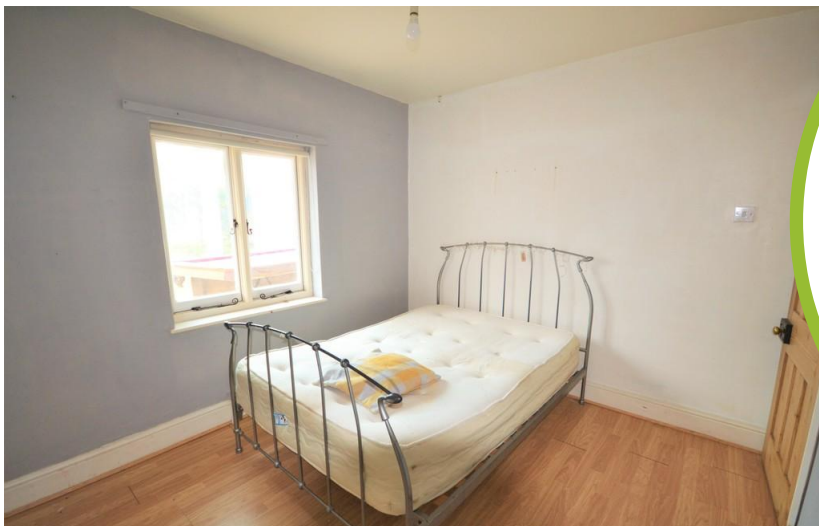
**Freehold**

Offers In Excess Of

**£325,000**

Subject to contract

2 bedrooms  
1 reception room  
1 bathroom



A two bedroom detached bungalow with an additional loft room in the popular village of Copford to the west of Colchester, within easy reach of Marks Tey station.



# Some details

## General information

A two bedroom detached bungalow in the popular village of Copford to the west of Colchester. The property provides straightforward access to the A12 dual carriageway and Marks Tey station as well as facilities at the nearby Tollgate Retail Park.

The accommodation briefly comprises of an entrance porch with door to the dual aspect lounge which has a door to bedroom two with fitted cupboard and window to the front. A further door from the lounge leads to the kitchen which has a range of work surfaces with cupboards and drawers under, matching eye level units, exposed floorboards, space for a fridge/freezer and inset sink. The kitchen has a door to the conservatory and access to a lobby with doors off to the bathroom and wc. The conservatory has French doors leading to the rear garden and the bathroom has a panel bath and double shower cubicle. The cloakroom has a wc, wash hand basin and access to the loft space. From the kitchen is further access to an inner hall which has a door to bedroom one with window to the rear.

Stairs from the inner hall lead up into the loft room which has two velux windows.

### Lounge

13' x 11' 9" (3.96m x 3.58m)

### Kitchen

13' 11" x 13' 3" (4.24m x 4.04m)

### Conservatory

13' 7" x 10' 5" (4.14m x 3.18m)

### Bedroom one

10' 5" x 9' 3" (3.18m x 2.82m)

### Bedroom two

10' 5" x 9' (3.18m x 2.74m)

### Hallway

10' 4" x 5' 7" (3.15m x 1.7m)

### Bathroom

7' 4" x 6' 7" (2.24m x 2.01m)

### Cloakroom

### Loft room

10' 8" x 10' 6" (3.25m x 3.2m)

### The outside

To the front of the property there is a driveway providing off road parking. The rear garden is predominantly laid to lawn with a concrete patio and enclosed by wooden fencing.

## Location

Copford village has a highly regarded primary school and provides excellent access to the A12 dual carriageway and Marks Tey station with direct links to London Liverpool Street. The Tollgate Retail

Park is close by and offers a range of retailers including Sainsburys.

## Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

## Directions

Proceed from Stanway on London Road and continue straight over the roundabouts and into the village of Copford where the property can be found further along on the left hand side.

## Further information

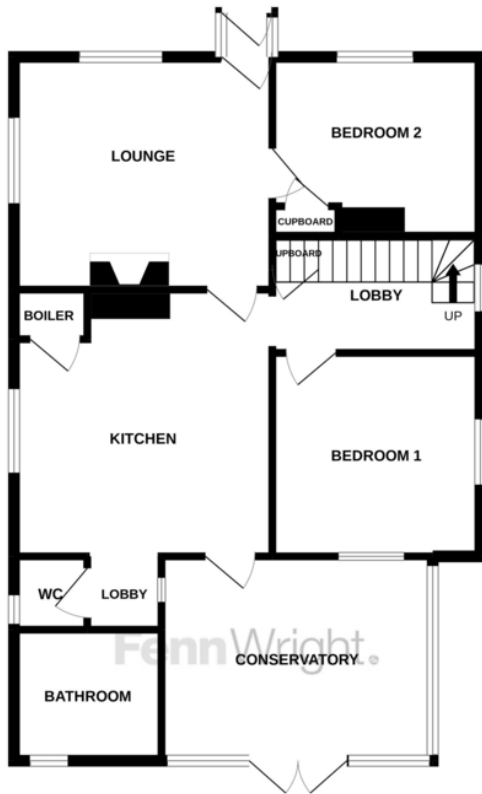
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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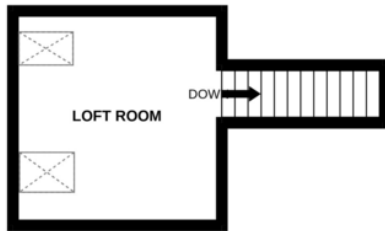
## Viewing

To make an appointment to view this property please call us on 01206 216 543.

GROUND FLOOR



1ST FLOOR



To find out more or book a viewing

**01206 216 543**

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