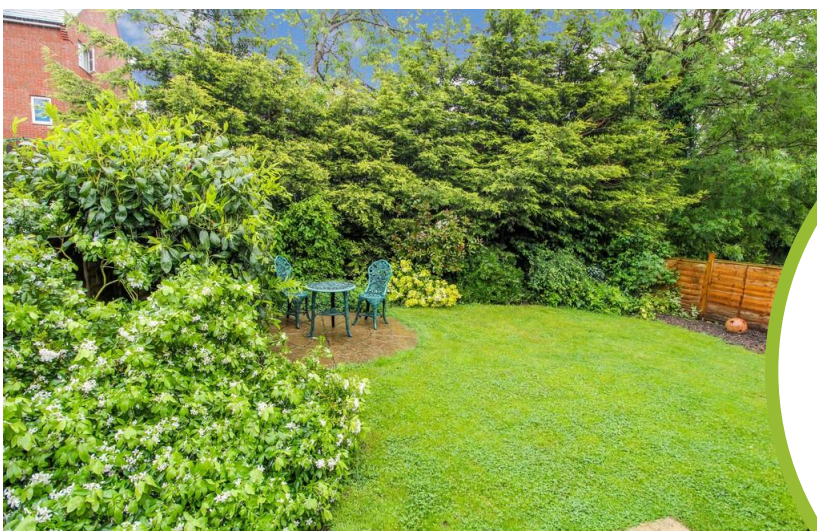


3 Wedgewood Drive, Colchester, CO4 5EX



Freehold

Guide Price

**£325,000**

to

**£350,000**

Subject to contract

**3** bedrooms  
**1** reception room  
**2** bathrooms





Offered with no onward chain is this refurbished three bedroom detached bungalow close to North Station offering a refitted kitchen, new floor coverings and an en-suite.

# Some details

## General information

Situated at the end of a cul-de-sac and offered with no onward chain is this refurbished and very well presented three bedroom detached bungalow. The property offers new floor coverings to the principal rooms, new kitchen and re-plastered to smooth ceilings.

The property is accessed via a double glazed entrance door which leads to an entrance hall with access to a loft space via a loft ladder and the airing cupboard. The lounge is located to the rear of the bungalow with sliding double glazed doors and window leading to the rear garden, feature fireplace and door leading to the bedroom with window to the rear and featuring an en-suite shower room comprising shower cubicle, W.C, hand basin and a double glazed window to the front. The kitchen has been fitted with a range of modern units and worksurfaces with built in ceramic hob, electric oven with extractor fan over, plumbing for washing machine, sink with mixer taps, wall mounted gas boiler which is approximately 2 years old and a double glazed door and window leading to the side. There are two further bedrooms to the front both being of a good size.

## Entrance hall

### Lounge

18' 4" x 10' 11" (5.59m x 3.33m)

### Kitchen

9' 9" x 8' 8" (2.97m x 2.64m)

### Bedroom one

11' 9" x 7' 11" (3.58m x 2.41m)

### Bedroom two

12' 11" x 9' 11" (3.94m x 3.02m)

### Bedroom three

9' 10" x 7' 11" (3m x 2.41m)

## Ensuite

## Wet room

## The outside

The property offers attractive enclosed garden to the rear being mainly laid to lawn with paved patio area and well stocked flower and shrub borders and enclosed by fencing. There is pedestrian side access to the front where there is an off road parking space available.

## Where?

The property sits at the end of a cul-de-sac a short distance from Colchester North Station offering services to London Liverpool Street and within walking distance to Oaks Drive Hospital, Colchester General Hospital is also within reach as is Severalls Business Park, the A12 giving access to the M25 London bound and north to Ipswich and the A14.

## 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 - C

## Directions

Proceed from the town centre to the North Station at the roundabout junction take second left into Mile End Road continuing along for a short distance where Wedgewood Drive can be found along on the right hand side.

## Further information

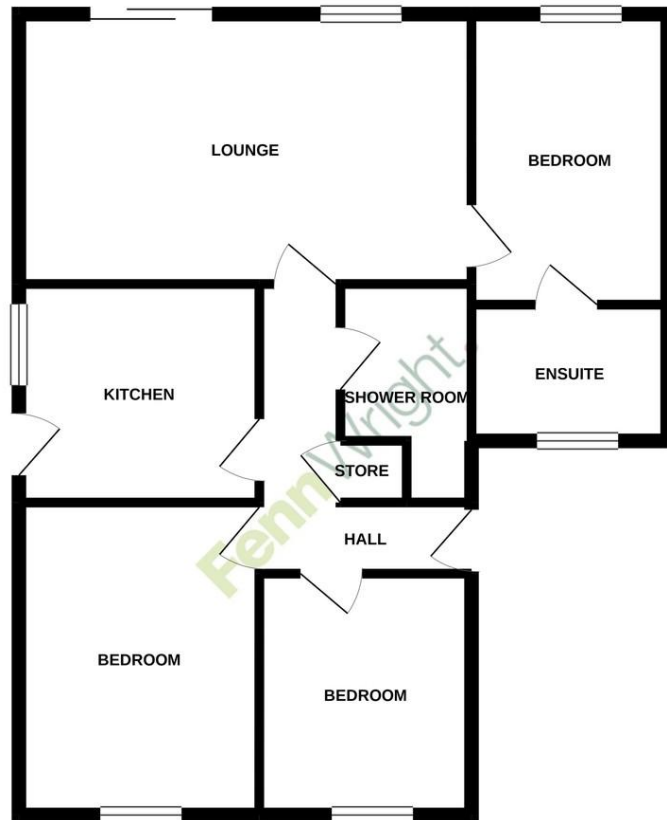
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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## Viewing

To make an appointment to view this property please call us on 01206 763 388.

## GROUND FLOOR



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To find out more or book a viewing

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