

302 Ipswich Road, Colchester, CO4 0ET



**Freehold**

Asking Price Of

**£290,000**

Subject to contract

**Convenient location**

**3** bedrooms  
**1** reception room  
**1** bathroom



An established three bedroom semi-detached bungalow occupying a convenient position for central Colchester and mainline railway station, benefiting from a 65ft rear garden and off road parking.

# Some details

## General information

A spacious three bedroom semi-detached bungalow with a delightful 65ft rear garden, gas fired central heating and off road parking.

An entrance door leads into an entrance hall with a shelved airing cupboard housing the copper cylinder. The property has a pleasant front facing sitting room with a yorkstone fireplace and a bay window.

The kitchen has a shelved store pantry, single drainer stainless steel sink with mixer tap, tall storage cupboard, double wall unit, wall mounted gas boiler and a half glazed door to the side.

There are three good size bedrooms (one of which is currently being used as the dining room).

The bathroom comprises of panel bath, wash basin, WC, electric wall heater and access to the loft space.

## Sitting room

14' 2" into bay x 13' 9" (4.32m x 4.19m)

## Kitchen

10' 2" x 8' 4" (3.1m x 2.54m)

## Bedroom one

12' 3" x 8' 9" (3.73m x 2.67m)

## Bedroom two

12' 0" x 9' 9" (3.66m x 2.97m)

## Bedroom three

12' 3" x 8' 2" (3.73m x 2.49m)

## Bathroom

8' 6" x 6' 4" narrowing to 4' 4" (2.59m x 1.93m)

## Outside

The bungalow is set back from the road with a lawned garden which is retained by low walling and shrubs, with a pathway leading to the front door.

The delightful and mature rear garden provides a lovely setting to the bungalow and extends to around 65ft in depth. The garden is predominantly laid to lawn with flower beds and patio, green house and garden shed.

A shared driveway to the rear provides a right of way to the parking space.

## Location

The property occupies a convenient position within easy reach of the A12 and Colchester mainline railway station which provides services to London Liverpool Street. Central Colchester is close at hand with it's excellent range of shopping facilities, wine bars, restaurants and Mercury Theatre.

## Important information

Council Tax Band - C

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

Tenure - Freehold

EPC rating - TBC

Our ref - GMB

## Directions

Proceed to the North of Colchester along the Ipswich Road where the bungalow can be located further along on the left hand side, marked by a Fenn Wright For Sale board.

## Further information

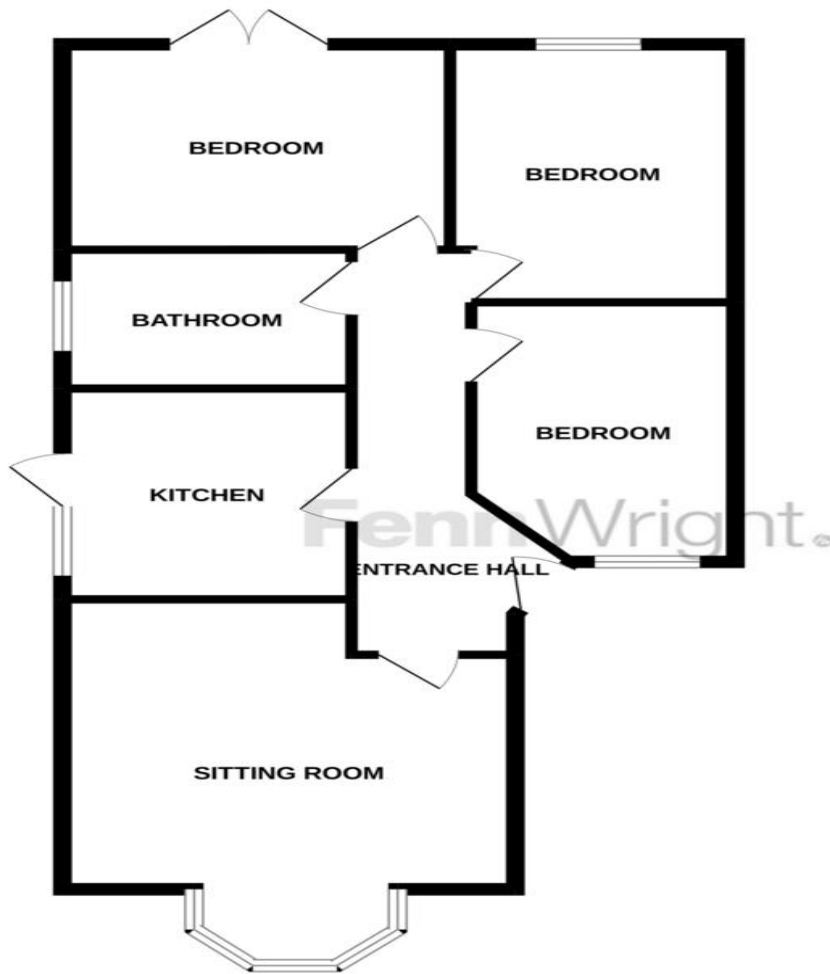
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## Viewing

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GROUND FLOOR



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