



Grier & Partners
— LAND AND ESTATE AGENTS —

SOUTHWAY, SCHOOL ROAD, LANGHAM, COLCHESTER,
ESSEX, CO4 5PD
ASKING PRICE OF £425,000





INTRODUCTION

Situated in the charming village of Langham, this two bedroom detached bungalow offers the opportunity for a purchaser to acquire the property with no-onward chain and to build upon the strengths of the existing home, while remodelling and extending to their own requirements. Located close to the village school and facilities and benefitting from a short drive of Colchester and Ipswich. We highly recommend an accompanied viewing.



LANGHAM

is a popular village situated close to Colchester with good road and rail links to London via the A12 to the south and Ipswich to the north. The A14 at Ipswich provides road links to the East and West. Langham has a community shop, public house and primary school with other day to day amenities available in the nearby village of Dedham approximately 3 miles away. Colchester and Ipswich provide good commercial facilities including theatres, restaurants, high street shops, independent schools and college/university amenities.

INFORMATION

of brick cavity construction under a tiled roof with brick elevations to all sides, this substantially constructed property benefits from 'Hall Brothers' double glazed hardwood windows and doors throughout. Heating is provided by a recently renewed external floor mounted oil fired boiler to radiators throughout and hot water via a heated cylinder. Electrics are supplied via a RCD protected consumer unit. Fibre broadband is available to the village. Good level of loft and cavity wall insulation are present.



SERVICES

Mains electricity, water and drainage. Council Tax Band – D EPC rating - D Local Authority : Colchester Borough Council 01206 282222

DIRECTIONS

from the A12 heading South take the Langham slip road and turn left onto Birchwood Road towards the village, turn right onto Wick Road and then left onto School Road, the property can then be found on the right hand side with ample driveway parking.



ACCOMMODATION

over a single storey, with access from the block pave front driveway via a entrance porch flanked by two elegantly designed and constructed brick pillars into the:

HALLWAY

22'04 x 6'11 (max) part opaque glazed secure wooden door opens into this inviting space, oak flooring, airing and cloaks cupboards, the latter contains the modern RCD protected consumer unit. Doors to:





BEDROOM ONE

11'11 x 10'11 window to the front (South), fitted wardrobes to the rear provide extensive storage and hanging space, further drawer units to three corners and ample room for large double bed. Wall mounted TV.

BEDROOM TWO

11'11 x 11'11 dual aspect room with windows to the front (South) and side (East), a spacious second bedroom.

BATHROOM

14'01 x 6'11 opaque window to the rear (North) the room is configured as a 'wet room' with a power shower and drainage point to the far corner, tiled walls, cantilevered w/c and wash basin, extractor fan and towel rail over the radiator. Linen cupboard to the side.

DINING ROOM

11'06 x 9'11 window to the side (West), opaque glazed door from the hallway into this spacious room, open plan into the:

SITTING ROOM

14'04 x 14'00 pair of glazed doors flanked by windows opening out into the rear garden and terrace, the glazed doors offer wonderful views of the garden, focal point is a brick fireplace with brick and tile hearth and inset log burner.

KITCHEN

11'11 x 11'03 window to the side (East), fully fitted kitchen with light oak effect wall and base units to four sides, granite effect work surface to four sides including a breakfast bar to the rear. Integrated fridge and eye level double oven. Electric hob with extractor over and stainless steel sink and drainer inset to work surface. Open plan into the:

UTILITY ROOM

7'00 x 6'11 window to the side (East), work surface with space and plumbing under for washing machine and dishwasher, full height store cupboard, corridor to the glazed rear door and doorway into the:

CLOAKROOM

6'06 x 3'03 opaque window to the side, vanity unit with inset wash basin, w/c and extractor fan.





FRONT GARDEN

is predominantly given over to hard-standing parking area ahead of the front door. The driveway is well screened from School Road by a range of mature well tended shrubs and a low hedge, vehicular access to the West side of the property over hard-standing leads to the slightly oversize:

GARAGE

20'11 x 11'06 of brick construction under a tile roof, up and over door to the front, store cupboard to the side, power and light are connected to this highly useful space. Window and personal door into the:



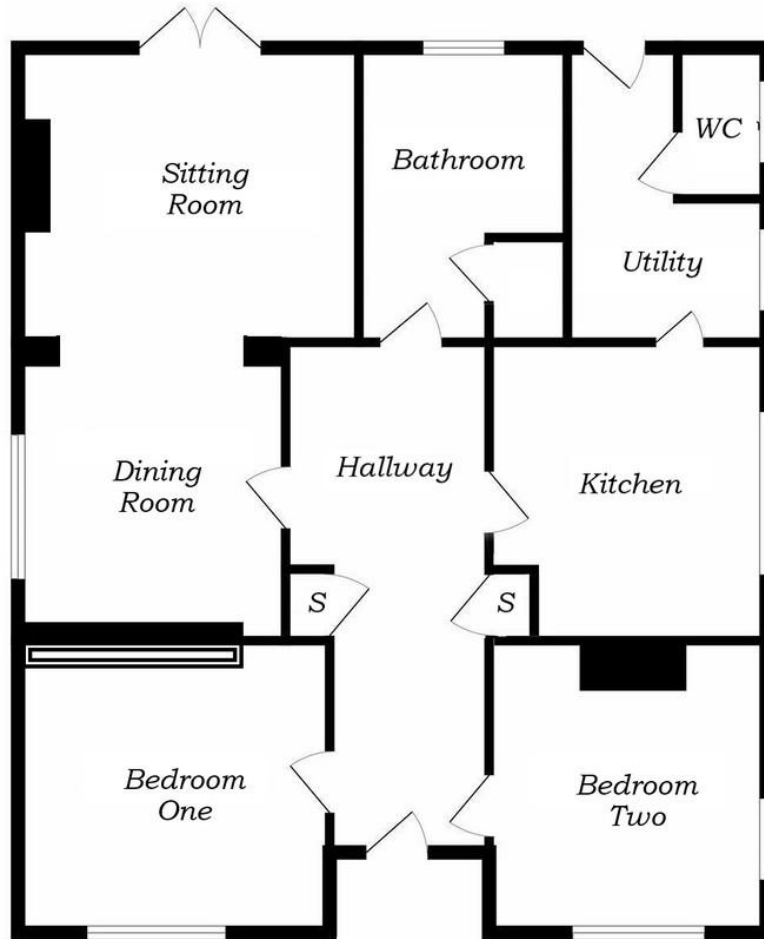
REAR GARDEN

immediately to the rear of the property an extensive area of block paving and slab terrace provides a multitude of seating options, this gives way to a circular water feature and then opens out into the principal area of garden. Predominantly laid to lawn with a range of mature shrubs and bushes to the sides and boundaries marked by well defined fence boundaries. To the far corner a garden shed provides additional storage space, closer to the bungalow a pleasant brick and timber frame SUMMERHOUSE 12'02 x 7'05 could well lend itself to re-purposing as an independent office space, benefiting already from glazing to the rear and side. Outside tap to the rear and personal access to the Eastern side of the bungalow back to the front garden



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		