3 Whitefriars Way, Prettygate, Colchester, CO3 4EL

2 bedrooms
1 reception room
1 bathroom

Freehold
Guide Price
£275,000
Subject to contract
Popular location
A 2 bedroom semi-detached bungalow set in a quiet cul-de-sac close to a regular bus services to Colchester town centre and Tollgate retail park.
General information
Situated in the popular district of Prettygate is this two bedroom semi-detached bungalow serviced by gas fired central heating and double glazing and has accommodation briefly comprising entrance door into entrance hall which gives access to all rooms including airing cupboard and loft space. The lounge/diner has windows to front and side and measures an impressive 15'10" x 10'11". Bedroom one also has window to front and is a good size double, whilst bedroom two has window to rear. The wet room comprises of wash hand basin, heated towel rail, walk-in shower, low level WC and obscure window to rear. Kitchen/breakfast room comprises a range of eye and base level units, built-in cupboard, pantry, sink/drainer with mixer tap, four ring gas hob, integrated oven with extractor over, washing machine, slimline dishwasher and a fridge/freezer to remain as well as a window and door leading through to the rear garden.

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 - F

Directions
Proceed from our Tollgate, Stanway office up to the Tollgate Approach roundabout taking the 4th exit onto London Road. At the traffic lights continue straight ahead and then fork round onto Lexden Road. At the bottom of the hill turn right onto Church Lane and left into Parsons Hill, following onto Prettygate Road turning left into Magazine Farm Way. At the T junction turn right and 1st left into Whitefriars Way where the property will be found marked by a Fenn Wright ‘for sale’ board. Our ref: 36845KPR/slm

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.

Entrance hall
Lounge/diner
15' 10" x 10' 11" (4.83m x 3.33m)

Bedroom one
12' 4" x 9' 10" (3.76m x 3m)

Bedroom two
10' x 9' 11" (3.05m x 3.02m)

Kitchen/breakfast room
11' 10" x 11" (max) (3.61m x 3.35m)

Wet room
5' 9" x 5' 5" (1.75m x 1.65m)

The outside
To the front of the property there is a block paved driveway providing off road parking for numerous vehicles. There is a flower bed and range of mature shrubs with the front garden being enclosed by a low brick wall. Pedestrian gate leading down the side of the property to the rear garden which has been designed for low maintenance and is enclosed by timber fence borders.

Where?
The property is situated in a quiet cul-de-sac in the popular development of Prettygate to the west of Colchester town centre within walking distance of good facilities including co-op local, pharmacy, newsagent and take-away. There are also good bus services nearby to the property.

Particulars for 3 Whitefriars Way, Prettygate, Colchester, CO3 4EL.
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Consumer Protection Regulations 2008
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We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

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