

1 Barbel Road, Colchester, CO4 3EJ



Freehold

£299,500

Subject to contract

No onward chain

3 bedrooms
1 reception room
1 bathroom



A refurbished three bedroom detached bungalow situated in this popular location having undergone a process of modernisation by the sellers offering enclosed gardens, garage and driveway and no onward chain.

Some details

General information

A superbly presented three bedroom detached bungalow having undergone a process of modernisation by the sellers to include new floor coverings, full redecoration, new internal doors and new boiler and now being presented to a good modern standard throughout and offering no onward chain.

Internally the bungalow comprises of a double glazed entrance door which leads to an entrance hall with all doors leading off and a cupboard housing the recently installed gas central heating boiler. The lounge is located to the right of the bungalow is of a good size with double glazed doors leading to the rear garden and a double glazed window to the front. The kitchen is located to the rear and is fitted with a range of modern units and worksurfaces with built in four ring ceramic hob with electric oven with extractor fan over, sink unit wall mounted cabinets and further storage, plumbing for washing machine and space for a fridge and freezer (to remain). All three bedrooms are of double size with bedroom one having built in wardrobes and the shower room is fitted with a modern suite comprising of shower cubicle, vanity hand basin, fully tiled walls and double glazed window to the rear with there being a separate W.C comprising of a matching low level suite.

Entrance hall

Lounge

21' 7" x 13' 11" > 11' 8" (6.58m x 4.24m)

Kitchen

11' 1" x 9' 8" (3.38m x 2.95m)

Bedroom one

11' 7" x 10' 8" (3.53m x 3.25m)

Bedroom two

10' 9" x 9' 9" (3.28m x 2.97m)

Bedroom three

10' 9" x 8' 6" (3.28m x 2.59m)

Shower room

WC

The outside

The property has a good size enclosed garden area to the rear which is mainly laid to lawn with paved patio area enclosed by fencing, personal door to the garage and gated side access. To the front of the property there is a driveway providing off road parking which leads to the garage with an up and over door.

Where?

The bungalow is located to the north east of Colchester on a pleasant residential location with shopping facilities nearby for day to day needs at the local Tesco Express. Colchester town is a short distance away providing a further range of shopping facilities, banking institutions, bars and restaurants. The A12 is easily accessible London bound and north to A14. Colchester General Hospital is also a short distance away.

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 out of Colchester along the A133 Cowdray Avenue proceeding over the Ipswich Road roundabout junction, taking the next left onto the A137 Harwich Road. At the end of Harwich Road continue straight over the mini roundabout junction into Bromley Road, turning left into Salary Close where the property can be found along on the corner of Barbel Road and Salary Close.

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
1772 sq.ft. (164.6 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.

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To find out more or book a viewing

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Particulars for 1 Barbel Road, Colchester, CO4 3EJ

