

35 Abbots Road, Colchester, Essex, CO2 8BE



**Freehold**

Guide Price

**£350,000-**

**£375,000**

Subject to contract

**Newly built detached  
bungalow**

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



Ideally located and situated on a private new development to the south of Colchester is this brand new three bedroom detached bungalow.

# Some details

## General information

A brand new three bedroom detached bungalow situated on a private development to the south of Colchester.

The accommodation has gas radiator heating throughout and briefly comprises; Entrance hallway, giving access to all rooms and benefiting from a storage cupboard and loft access. The living room is located to the rear and has French doors leading to the back garden and sits adjacent to the impressive kitchen/dining room, again benefiting from French doors to the rear and window to the side aspect. There is a single drainer sink unit inset to the work surface with cupboards and drawers under with a matching range of eye level cupboards. The integrated CDA appliances include a fridge-freezer, dishwasher and stainless steel oven with four ring gas hob and extractor above. There is space and plumbing for a washing machine. The master bedroom has window to the front aspect and an en-suite comprising of an obscured window to the side, double shower unit, low level w.c, vanity wash basin and heated towel rail. Bedroom two has window to the front aspect whilst bedroom three has window to the side. The accommodation concludes with the family bathroom, having obscured window to the side, panel enclosed bath with shower attachment, low level w.c, vanity wash basin and heated towel rail.

### Entrance hall

### Living room

13' 8" x 11' 2" (4.17m x 3.4m)

### Kitchen/dining room

17' 6" x 9' 2" (5.33m x 2.79m)

### Master bedroom

11' 4" x 10' 8" (3.45m x 3.25m)

### Ensuite

### Bedroom two

11' 7" x 9' 9" (3.53m x 2.97m)

### Bedroom three

9' 2" x 7' 10" (2.79m x 2.39m)

### Bathroom

### The outside

The property is accessed by a private gravelled drive leading to a block paved driveway with parking for two cars to the side of the property. There is a small shrub bed to the front of the property whilst the fully enclosed and un-overlooked rear garden has gated access and is mainly laid to lawn with a patio area and a shed.

## Where?

The property is to the south of Colchester town centre with shopping facilities in Abbots Road within walking distance. There is a petrol station and schooling close by. The town centre is a short drive away as is Colchester town railway station with links to Colchester North mainline station connecting to London Liverpool Street. The popular riverside village of Rowhedge is just a short drive away and has two public houses, shops, a cafe and is popular with the boating enthusiast. The University of Essex is also within easy reach.

## Important information

Council Tax Band - TBC

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

Tenure - Freehold

EPC rating – TBC

Agents note – This property is accessed via a shared private drive.

## Directions

Proceed south out of Colchester along Military Road, at the traffic lights continue over the crossroads into Old Heath Road, straight over the mini-roundabout with White Hall Road and the next mini-roundabout turn right down Abbots Road where the property can be found just a short distance along the road. ref 47263SAL.fr

## 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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