



The Commons, Colchester, CO3 4NF

Guide price £300,000

Being offered to the market with NO ONWARD CHAIN, the rare opportunity has arisen to buy an established two bedroom detached bungalow in the much sought after Prettygate area of Colchester. The property is currently in need of some modernisation and is ready for someone to put their own stamp on it. Comprising of good size rooms including lounge, two double bedrooms, kitchen and bathroom. To the front of the property is off road parking and to the rear a 100ft garden backing onto Prettygate Primary school paying fields. Within close proximity are both primary and secondary schooling and local shops.

Entrance door to:

Reception Hall:



Radiator, airing cupboard housing lagged copper cylinder with shelving above, access to loft space, door to:

Lounge:

15'7" x 11'11" (4.76 x 3.64)



Double glazed bay window to front, radiator, gas fire with ornamental surround.

Kitchen:

8'7" x 8'10" (2.63 x 2.71)



Comprising worksurfaces with cupboards and drawers under and eye level units, inset single bowl stainless steel sink unit double glazed window to rear and double glazed door to rear, built in pantry style cupboard, radiator, floor standing Ideal gas fired boiler.

Bedroom One:

12'2" x 9'11" (3.71 x 3.03)



Double glazed window to front, radiator.

Bedroom Two:

10'9" x 10'2" (3.29 x 3.12)



Double glazed sliding patio doors leading out onto rear garden, two radiators.

Bathroom:

6'4" x 5'5" (1.95 x 1.67)



Comprising panelled bath, pedestal wash hand basin, low level flush W.C. double glazed window to rear, tiling to all walls, chrome heated towel rail with inset radiator panel.

Gardens:

100 (30.48m)



The nicely enclosed rear garden is mainly laid to lawn with outside tap, patio area, mature apple tree, shrubs and hedging, gated access to the side. To the front of the property the garden is mainly lawned and enclosed by a dwarf brick built wall with off road block paved parking for one vehicle accessing:

Garage:

26'2" x 8'0" (8 x 2.45)



With double doors, window to rear, door to garden with power and light connected.

Agents Note:

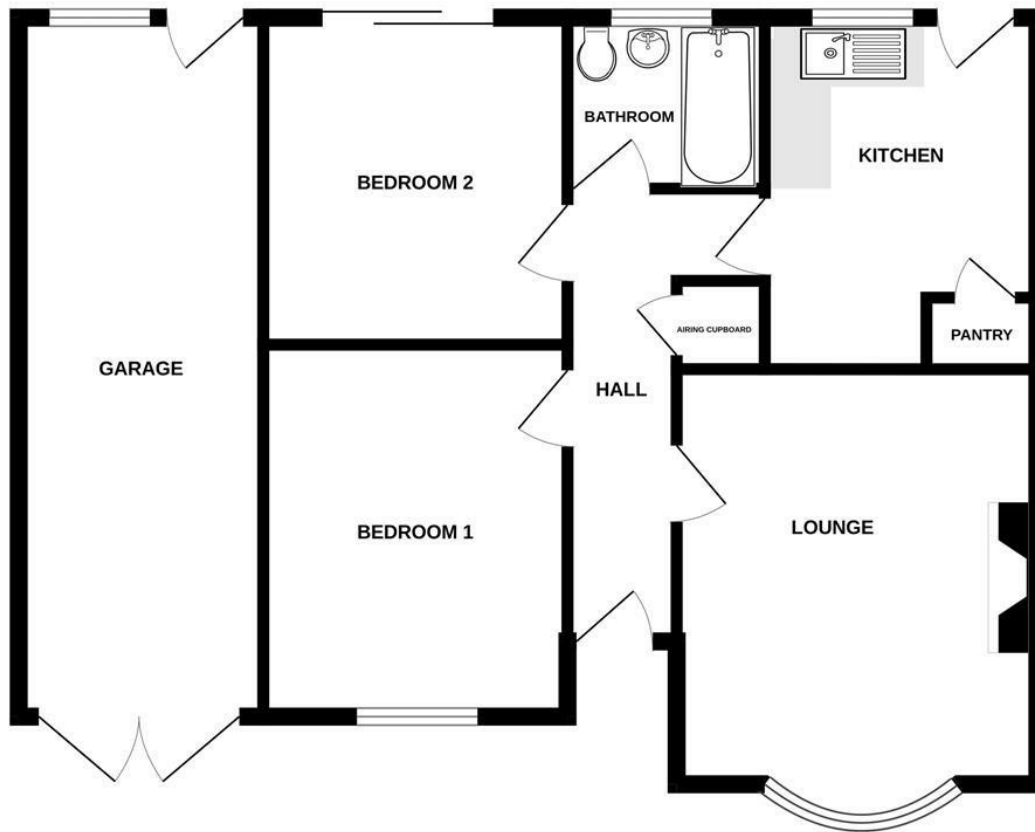
This is a court of protection sale; the property is vacant, heating system drained down and electrics turned off. These services are therefore unavailable for testing.

Disclaimer:

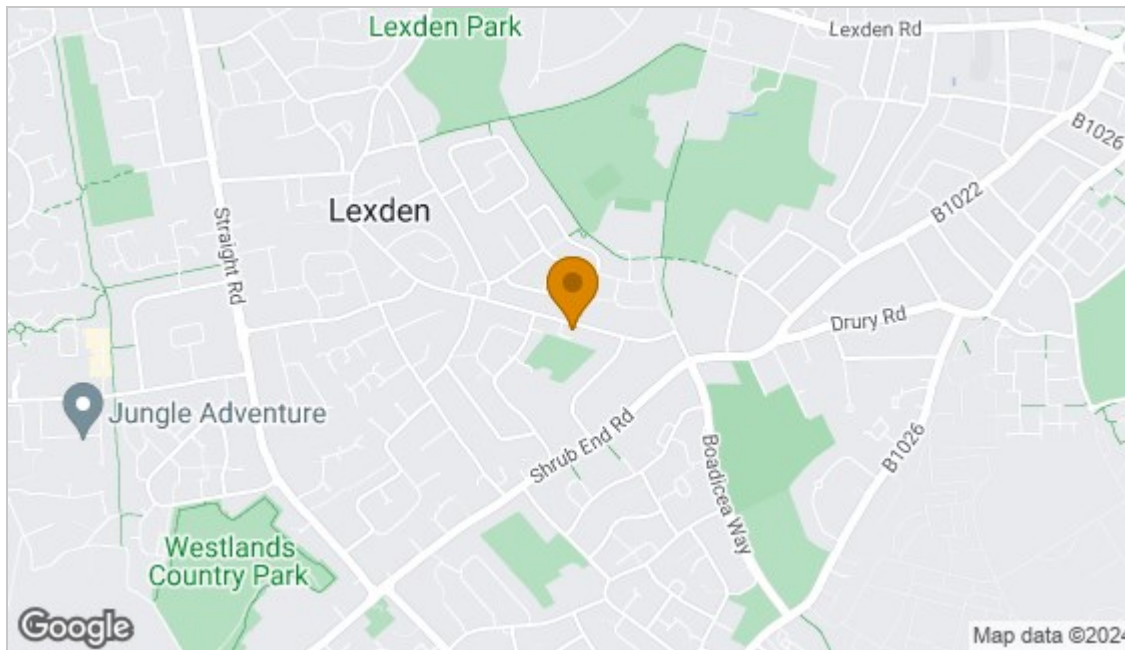
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Council Tax Band 'D'

GROUND FLOOR



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.
Made with Metropix ©2023



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 49 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Disclaimer: Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.