



Straight Road, Colchester, CO3 9DY

Asking price £325,000

VACANT TWO BEDROOM DETACHED BUNGALOW WITH OFF ROAD PARKING. This established bungalow is situated on a corner plot on the sought after Lexden Straight Road and Baden Powell Drive. There is off road parking for several vehicles, a nicely enclosed rear garden and a large front garden predominantly laid to lawn. Within walking distance of both Gosbecks and Prettygate Primary and Philip Morant secondary schools. There are local shops in close proximity and a direct bus route into the city centre. OFFERED WITH NO ONWARD CHAIN. The property is vacant and keys are held by the agent for viewing.

Entrance Porch:

Recessed Glazed entrance door leading to:

Reception Hall:



Airing cupboard housing wall mounted ideal combination boiler, access to loft space, radiator, feature period internal window, door to:

Lounge:

19'10" x 10'9" (6.06 x 3.29)



Double glazed bay window to front, and double glazed window to side, inset gas fire with brick fireplace surround and hearth, picture rail.

Kitchen:

11'6" x 11'1" (3.51 x 3.38)



Comprising of worksurfaces with cupboards and drawers under and matching eye level units, inset four ring electric hob with extractor over, eye level double oven, inset single bowl stainless steel sink unit with mixer tap, plumbing for washing machine, tiled splashbacks, radiator, double glazed window overlooking rear garden, door leading to rear garden.

Bedroom One:

14'1" x 11'1" (4.31 x 3.38)



A large accommodating bedroom with dual aspect double glazed windows to both the front and side, radiator.

Bedroom Two:

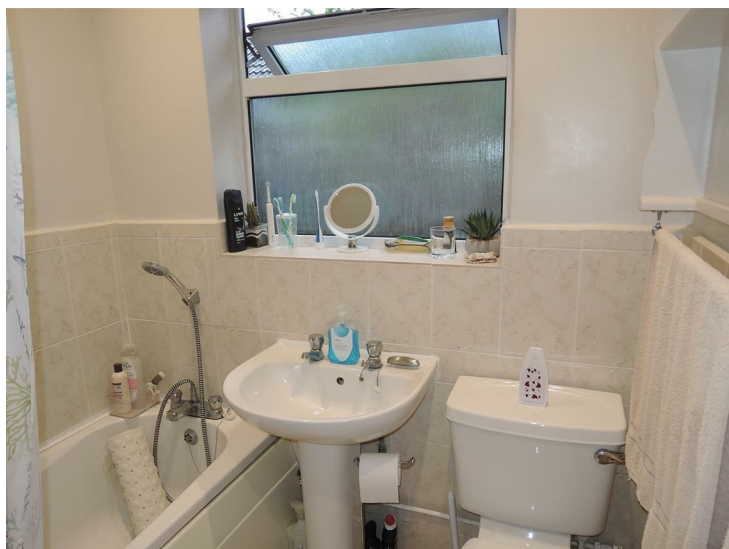
10'2" x 8'10" (3.10 x 2.71)



Currently being used as a dining room the 2nd bedroom has a double glazed window overlooking the rear garden, radiator.

Bathroom:

6'2" x 5'3" (1.88 x 1.62)



A traditional white three piece suite comprising of a panelled bath with mixer tap and independent, thermostatic shower over, pedestal wash hand basin, low level flush W.C. tiling to walls, double glazed window to side, downlighters.

Rear Garden:

36'8" x 40'6" (11.20 x 12.35)



The nicely enclosed rear garden is predominantly laid to lawn with wooden fence panel surround borders seating area, gated access to the side.

Front Gardens



The bungalow sits on a large corner plot fronting straight road with a large lawned area to the front being enclosed with wooden fence panelling, hedging and shrubs.

Parking:



To the side of the property there is a large concreted area off road parking area comfortably accommodating several vehicles.

Agents Note

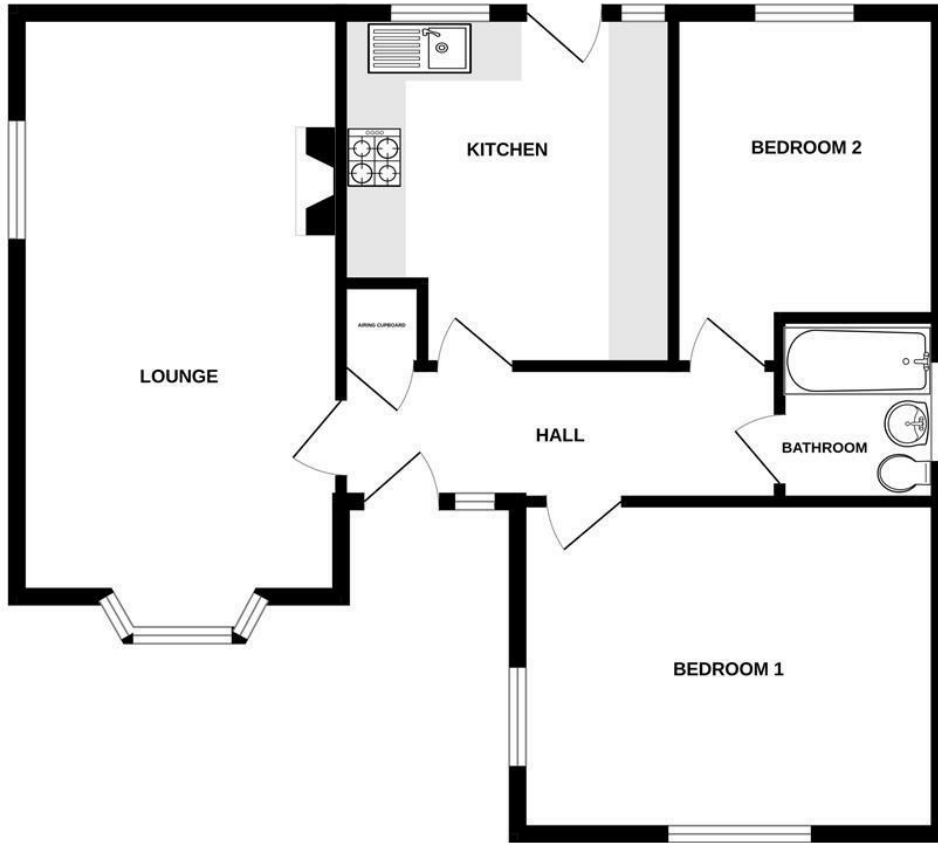
The property has been occupied and insured on normal rates but there are cracks visible to the brick and plasterwork so we would recommend that any interested parties have the property surveyed by a suitably qualified individual to assess its structural condition.

Council Tax Band 'D'

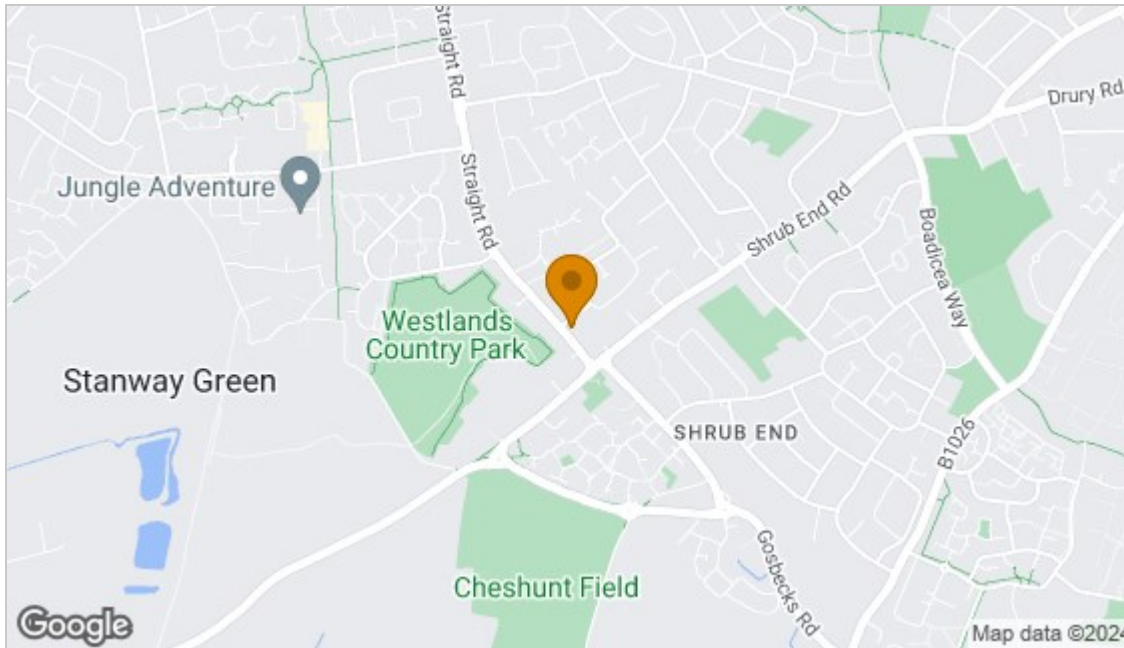
Disclaimer:

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.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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