



- An Excellent Three Bedroom Detached Bungalow
- Abberton Village Location
- Three Well-Proportioned Bedrooms
- Reception Room With Large Patio Doors To Garden
- Bathroom
- Fitted Kitchen With Space For Appliances
- Garage & Off Road Parking
- Sizeable Private & Enclosed Rear Garden
- Viewings Available - Appointment Required

### 5 Bracken Way, Abberton, Colchester, Essex. CO5 7PG.

Bracken Way, Abberton, Colchester, CO5 – Three Bedroom Detached Bungalow  
\*\*Guide Price £350,000 - £375,000\*\* An excellent opportunity to acquire this three bedroom detached bungalow, favourably positioned within the popular village of Abberton. Abberton offers a desirable village lifestyle with a strong community feel, local amenities, and easy access to open countryside. The village is well located for both Colchester city centre and Mersea Island, providing a balance of rural living with convenient access to shops, restaurants, coastal walks, and transport links.





# Property Details.

## Bungalow (Accommodation All On One Floor)

### Entrance Hall

### Bedroom One



18' 6" x 10' 7" (5.64m x 3.23m)

### Bedroom Two



12' 10" x 8' 7" (3.91m x 2.62m)

### Bedroom Three



12' 10" x 6' 5" (3.91m x 1.96m)

### Bathroom



8' 9" x 5' 11" (2.67m x 1.80m)

### Living/Dining Room



15' 7" x 13' 10" (4.75m x 4.22m)

# Property Details.

## Kitchen



12' 1" x 9' 11" (3.68m x 3.02m)

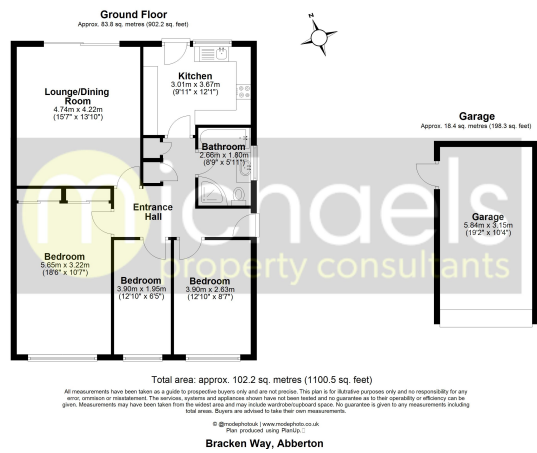
## Outside

### Garage

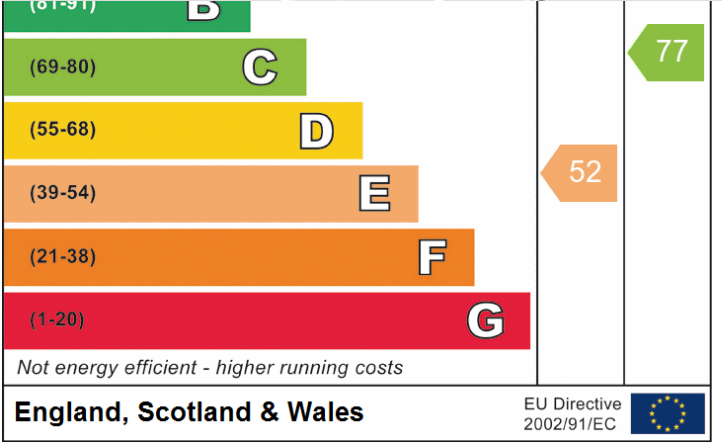
19' 2" x 10' 4" (5.84m x 3.15m)

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.