



- A Stunning Two Bedroom Detached Bungalow
- Favourably Positioned To The West Of Colchester's City Centre
- Within Moments Of An Array Of Useful; Shops, Amenities & Transport Links
- Presented To Market In First Class Order With Modern Fittings
- Two Impressive Double Bedrooms
- Large Reception Room With Feature Fireplace
- Four Piece Family Bathroom Suite
- Modern & Contemporary Kitchen Boasting Integrated Appliances
- Well-Manicured & Maintained Rear Garden
- Expansive Driveway Offering Off Road Parking

## 90 Villa Road, Stanway, Colchester, Essex. CO3 0RN.

Life on one level and presented to market in excellent order, in the form of this exceptional two bedroom detached bungalow, positioned to the West of Colchester in one of Colchester city's most favourable districts, Stanway. Beautifully decorated and well-maintained, it offers any prospective purchaser the ideal opportunity to acquire a turn key property and is within striking distance of an array of useful; shops, stores, amenities and transport links.



# Property Details.

## Ground Floor (Accommodation All On One Level)

### Entrance Hall

Entrance door to side aspect, loft access above, inset storage, radiator, doors and access to:

### Master Bedroom



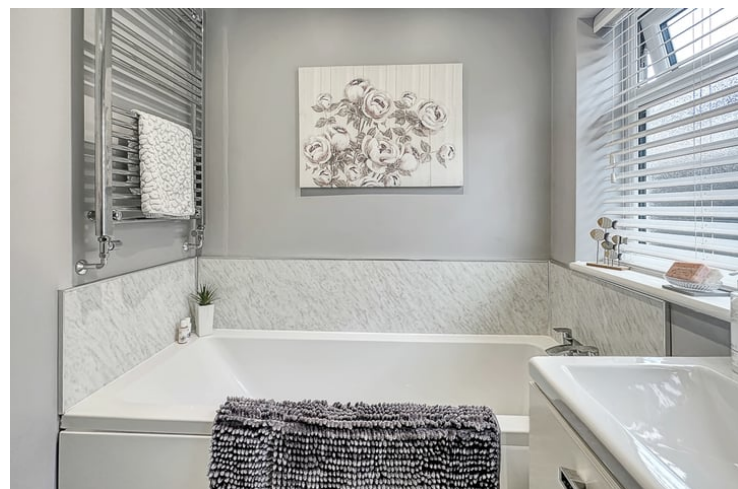
3.84m x 3.56m (12' 7" x 11' 8") UPVC window to front aspect, radiator

### Bedroom Two



3.84m x 3.56m (12' 7" x 11' 8") Window to front aspect, radiator

### Family Bathroom



A four piece family bathroom suite comprising of; UPVC window to side aspect, shower cubicle, panel bath with aqua panel surround, vanity wash hand basin, W.C, wall mounted heated towel rail

### Reception Room



5.38m x 3.56m (17' 8" x 11' 8") UPVC window to side aspect & UPVC patio doors to rear aspect (providing access to rear garden), feature electric fireplace, communication points, radiator

# Property Details.

## Kitchen



3.76m x 3.56m (12' 4" x 11' 8") A modern fitted kitchen comprising of; a range of grey gloss base and eye level fitted units with worksurfaces over, inset sink, drainer and tap over, inset electric fan assisted double oven & grill, inset hob with contemporary extractor fan over, benefiting from further integrated appliances including; washing machine & dishwasher.

Please note our sellers have also advised the fridge/freezer is to remain with the property (should the new owner wish to benefit from it).

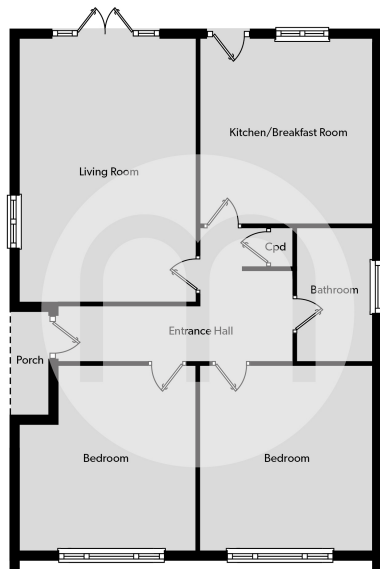
## Outside, Garden & Parking



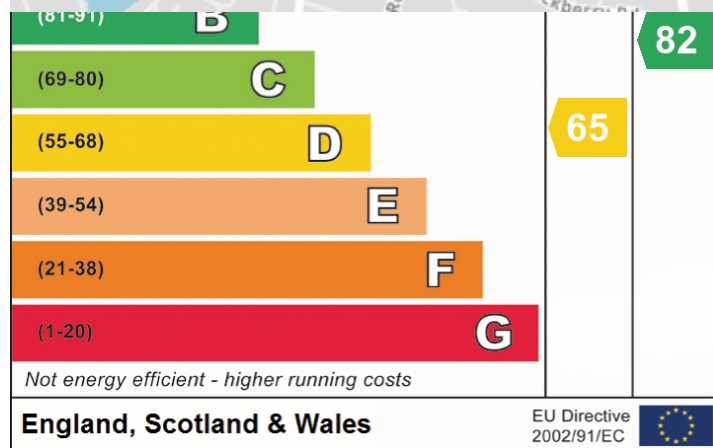
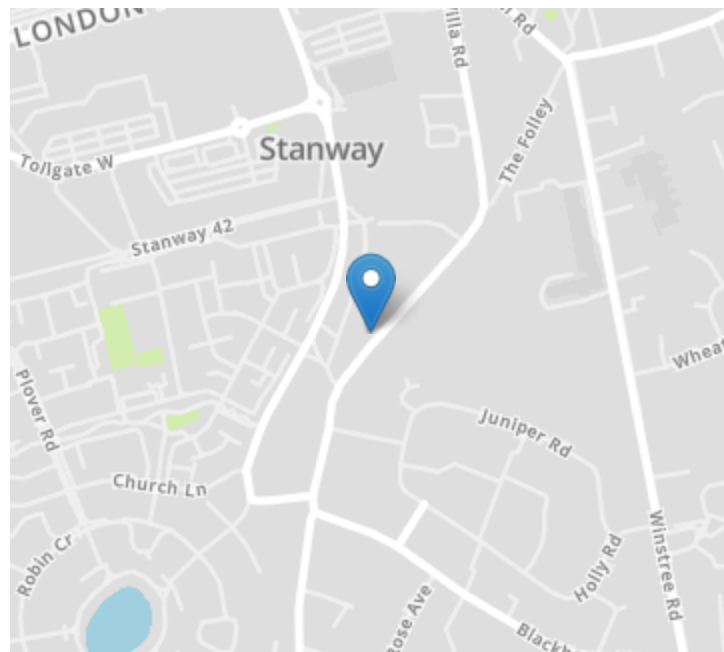
The bungalows garden commences with a sizeable patio area and proves to be the ideal space for a small bistro table and chairs. The remainder of the garden is predominately laid to lawn, currently complimented with an array of potted plants and enclosed by panel fencing. A gate provides secure side access to the front of the bungalow, were an expansive driveway can be found, offering a wealth of off road parking for multiple vehicles.

# 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.