



- Popular South Colchester Position
- Within Close Proximity Of Primary Schooling
- Easy Access To City Centre
- Large Driveway
- Disabled Friendly Throughout
- Designed With Accessibility In Mind
- Shower Room
- No Onward Chain

## 16 Battlesbrook Road, Colchester, Colchester, Essex. CO2 8EQ.

This spacious one-bedroom bungalow is situated in a pleasant position south of Colchester, conveniently close to the city centre, station, and excellent schools. Offered to the market with no onward chain, the property boasts an array of key features, including a generous living room, a separate sunroom, and a modern shower room. Designed with accessibility in mind, this single-level home is ideal for older clients or those seeking ease of mobility. While the bungalow would benefit from light redecoration throughout, its thoughtful layout provides a comfortable and practical living environment. Interior features upon entering, you are welcomed by a large porch with two inset storage cupboards, leading into the hallway. From here, the accommodation flows seamlessly, offering a spacious bedroom, a generous living room, a modern shower room, a well-proportioned kitchen, and a bright and airy sunroom.





# Property Details.

## Ground Floor

### Entrance Porch

Cupboard housing boiler, storage cupboard, doors to front, door to:

### Hallway

Loft hatch, radiator, doors to:

### Living Room



10'11" x 13'4" (3.33m x 4.06m) Windows to rear, radiator

### Bedroom One



10'10" x 10'5" (3.30m x 3.18m) Windows to front, radiator

## Shower Room



Low level WC, wash hand basin, tiled walls, wall mounted electric shower, double glazed window to front

## Kitchen



Range of wall and base units, inset sink and drainer, space for appliances, tiled walls, cupboard housing immersion tank, pantry cupboard, doors to rear leading to:

# Property Details.

## Sun Room



6' 0" x 5' 8" (1.83m x 1.73m) Radiator, doors to rear, access to garden

## Outside & Parking

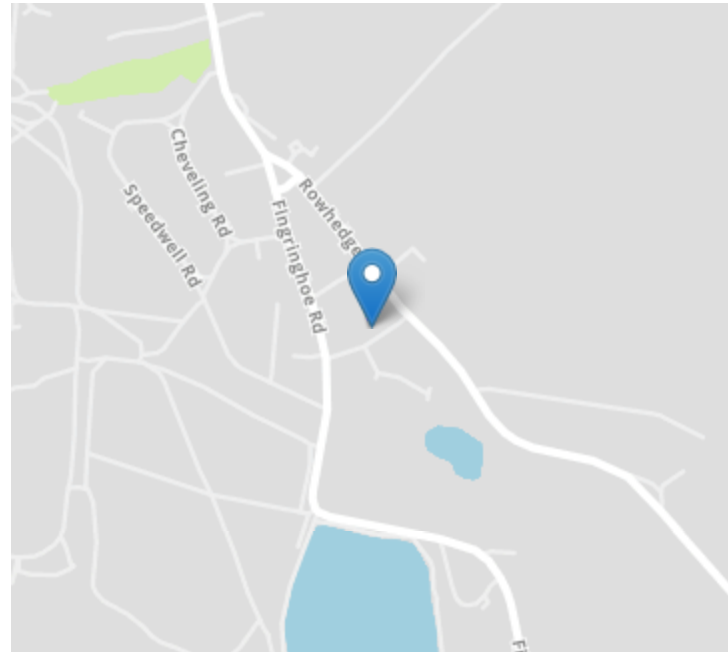


The rear of the property features a courtyard-style garden, laid to lawn and enclosed by panel fencing for privacy. Additional highlights include a shed, which will remain, and gated access to a large, single driveway at the back.

# Property Details.

## Floorplans

## Location



## Energy Ratings

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.