



- Modernisation Required
- Garage & Driveway
- Three Generous Bedrooms
- Generous Garden
- Close To Some Of Colchester's Finest Schooling
- Close To The A12/A120 & Tollgate Retail Park
- Very Popular Poets Corner District, Lexden
- No Onward Chain

## 2 Keats Road, Colchester, Colchester, Essex. CO3 4JG.

Located in the highly desirable Poets Corner area, this three-bedroom detached bungalow offers an exceptional opportunity for buyers seeking a property with potential. While in need of modernisation throughout, the home presents a blank canvas to create a personalized and unique space. Upon entering, you are welcomed into a hallway leading to the kitchen, which features a range of base and eye-level units, cupboards, and work surfaces. The kitchen also benefits from direct access to the rear garden. The bungalow further offers a spacious living room, also opening onto the garden. The property is completed by three generously sized bedrooms and a family bathroom suite. Additional convenience is provided by an integral door leading to a single garage.



# Property Details.

## Ground Floor

### Hallway

Main door into hallway, radiator, storage cupboard, door to:

### Kitchen



10' 4" x 9' 5" (3.15m x 2.87m) UPVC window to front aspect, range of base and eye level units, cupboards and work surfaces, door leading to garden, space for appliances, stainless steel sink/drainer.

### Living Room



15' 5" x 11' 2" (4.70m x 3.40m) UPVC door leading to garden, gas fireplace, radiator.

## Bedroom One



13' 2" x 11' 0" (4.01m x 3.35m) UPVC window to rear aspect, radiator.

## Bedroom Two



11' 2" x 9' 5" (3.40m x 2.87m) UPVC window to front aspect, radiator.

# Property Details.

## Bedroom Three



17' 2" x 9' 0" (5.23m x 2.74m) UPVC window and door to rear, radiator, integral door into garage.

## Bathroom

7' 2" x 5' 5" (2.18m x 1.65m) Low level W.C, vanity wash basin, panelled bath, radiator.

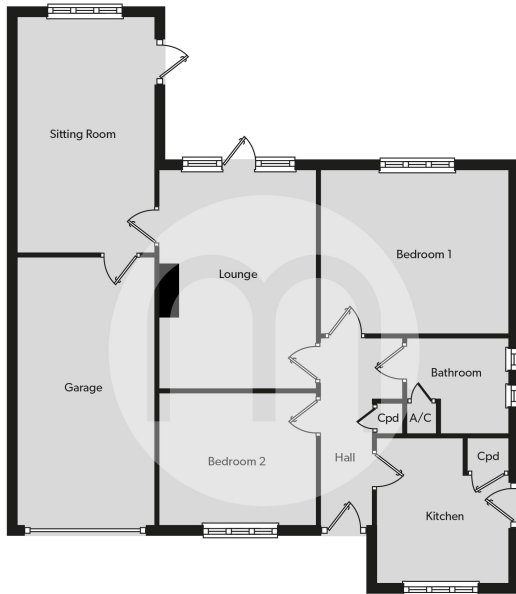
## Outside



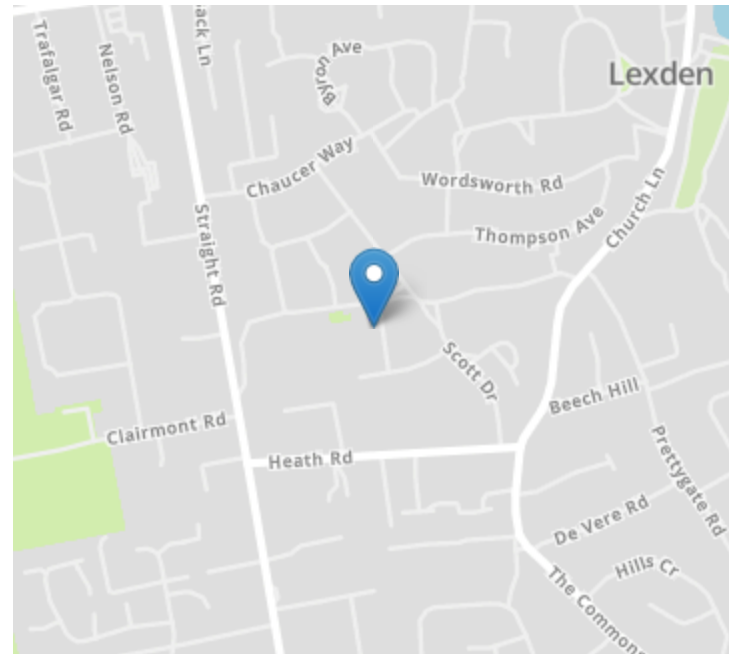
Outside, the property boasts a sizeable garden, enclosed by panel fencing, mature bushes, and shrubs, with the remainder laid to lawn. Side access leads to a driveway that provides off-road parking for one vehicle.

# 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.