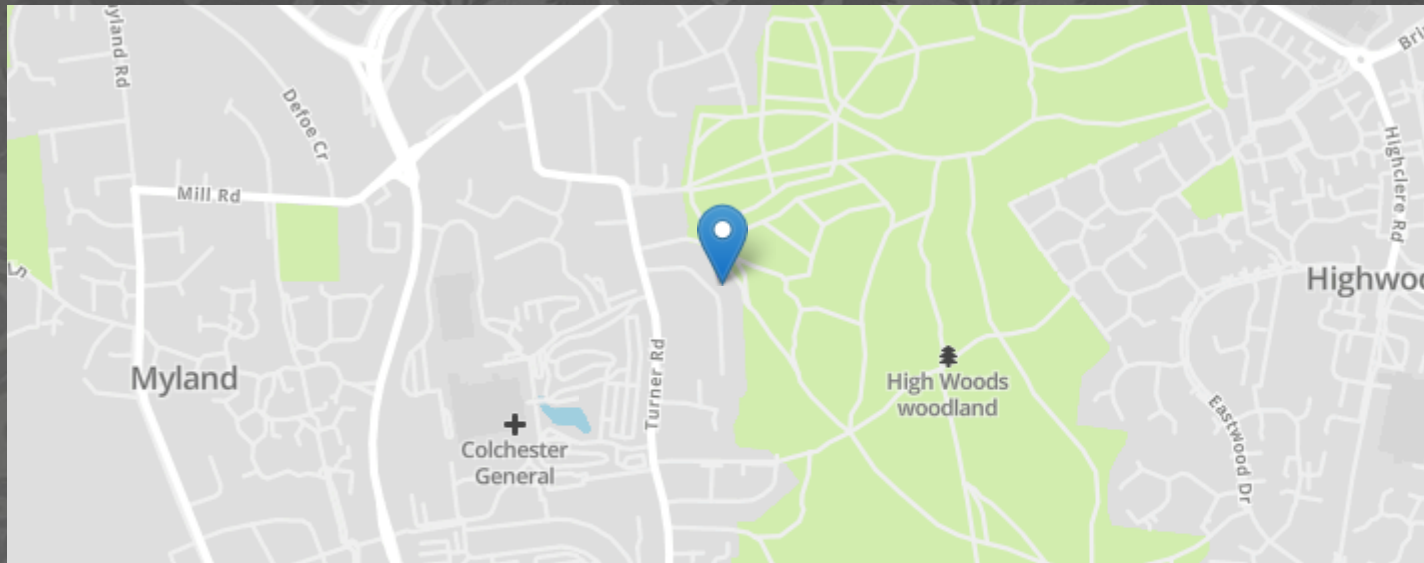


Kingswood Road, Colchester



- OFF ROAD PARKING
- CHAIN FREE
- CLOSE TO TRAIN STATION
- IDEAL LOCATION
- CLOSE TO AMENITIES
- GARAGE
- TWO DOUBLE BEDROOMS
- LARGE REAR GARDEN
- VAST POTENTIAL

MARKS & MANN

7 The Square, Martlesham Heath, Ipswich, Suffolk, IP5 3SL.

01473 396 007

contactipswich@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Kingswood Road, Colchester

Introduced to the market for sale and being sold CHAIN FREE is this well kept and well presented two DOUBLE bedroom detached bungalow. The property is situated on a sublime plot ideally positioned in a quiet road but conveniently close to amenities. Colchester North Train Station, Colchester General hospital, a short drive to the city centre and just a stones throw away from the scenic Highwood Country Park.

Internally the property benefits from, entrance hall, living room, dining area, bathroom, two double bedrooms and the kitchen. Externally the property benefits from off road parking for multiple vehicles plus a garage, front garden area and a beautiful garden to the rear of the property which backs on to the stunning and peaceful Highwoods Country Park.

The property has been in the family for many years and has vast potential to be enhanced and developed with scope to extend (STPP) and the ability to modernise throughout. This bungalow has made a magnificent family home over the course of ownership and is now ready for new owners to come in and make it their own.

Call now to register your interest and arrange a first hand viewing"

£375,000

Kingswood Road, Colchester

Sitting Room

3.6m x 4.3m (11' 10" x 14' 1")

Kitchen

2.4m x 2.5m (7' 10" x 8' 2")

Dining room

3.7m x 3.8m (12' 2" x 1' 3")

Bedroom one

3.6m x 3.7m (11' 10" x 12' 2")

Bathroom

Bedroom two

3.0m x 3.6m (9' 10" x 11' 10")

Directions

Please use CO4 4JX as a point of destination

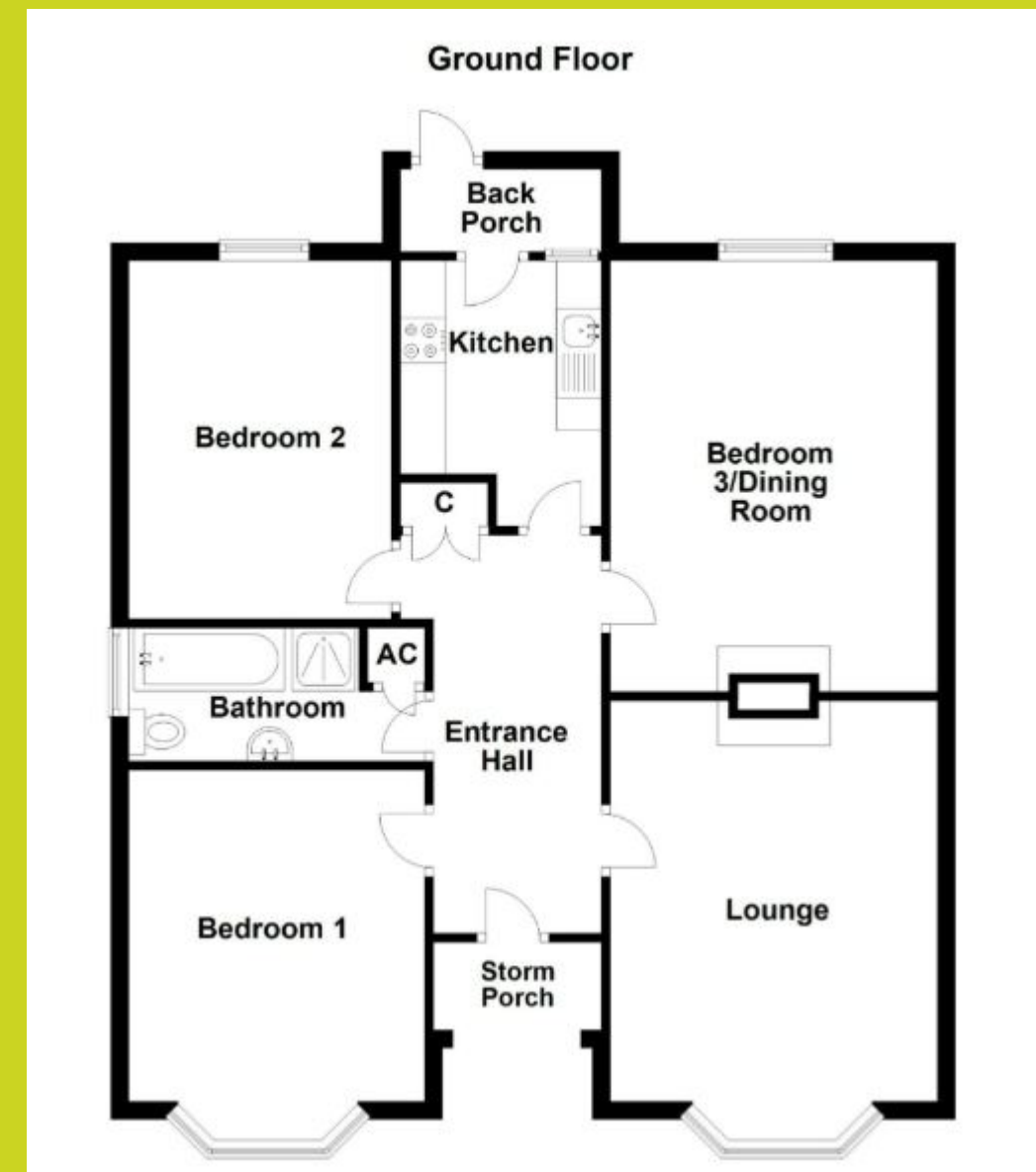
Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money laundering regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Kingswood Road, Colchester



The above floor plans are not to scale and are shown for indication purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	