



- Open House Saturday 27th November 2021
- Popular Prettygate Location
- Sought After Area
- Garage & Driveway
- No Onward Chain
- Cul De Sac Location
- Large Conservatory
- Close To Local Amenities
- Two Double Bedrooms

## 4 Bawtree Way, Colchester, Essex. CO3 4EP.

A superb opportunity to purchase this bay fronted two bedroom semi-detached bungalow, located in the highly sought after area of 'Prettygate' offering a prospective purchaser with a tremendous amount of potential to enhance and improve. Positioned to the West of Colchester, this home resides within easy reach of an array of excellent schooling, a range of local amenities and serves an excellent bus route to Colchester's Town Centre. The internal accommodation comprises of an entrance hall, which leads through to a reception room featuring a bay window to front, two generous bedrooms with a bay window to the master bedroom, large conservatory, kitchen and a family bathroom.



# Property Details.

## Entrance Hall

Entrance door into hallway, radiator, loft hatch with ladder attached, airing cupboard with water cylinder. Door to living room:

## Living Room



17' 2" x 10' 9" (5.23m x 3.28m) Into bay, double glazed window to front aspect, radiator, double glazed window to side.

## Bedroom One



14' 2" x 9' 9" (4.32m x 2.97m) Into bay, double glazed window to front aspect, radiator to wall.

## Bedroom Two



13' 2" x 8' 9" (4.01m x 2.67m) Radiator, double glazed sliding door to conservatory.

## Kitchen



12' 4" x 9' 9" (3.76m x 2.97m) range of eye level units, cupboards and work surfaces, 5 ring gas hob, sink/drainer, plumbing for washing machine, double glazed window to rear, upvc door to conservatory.

# Property Details.

## Bathroom



5' 9" x 5' 5" (1.75m x 1.65m) low level w.c, vanity wash basin, bath with shower attached, fully tiled walls, double glazed window to rear.

## Outside



Enclosed rear garden surrounded by panel fencing, shrubs and boarders. Remainder of garden is laid to lawn with patio to side and front. Side passage leading to gated access. External door to garage. To the front of the property offers ample off road parking for several vehicles.

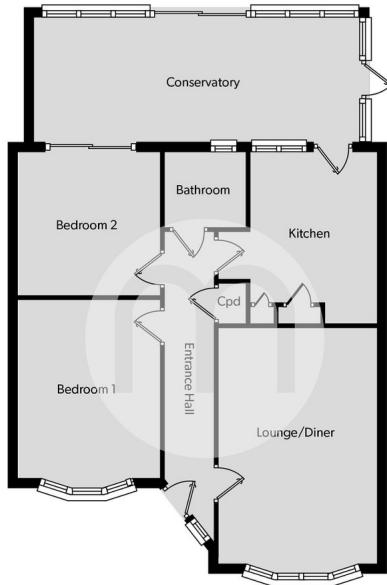
## Conservatory



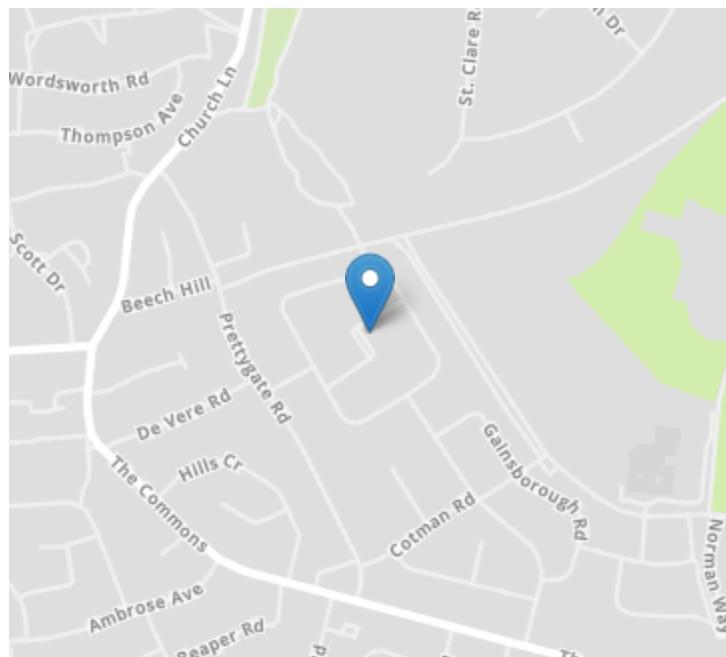
23' 2" x 8' 7" (7.06m x 2.62m) Fully tiled flooring, electric feature fire place, upvc double glazed doors and windows, inset unit and storage cupboard.

# 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.