



- Two Bedroom Detached Bungalow
- Two Double Bedrooms
- Gas Central Heating & Double Glazing Throughout
- Tiled Family Bathroom Suite
- Well Proportioned Reception Room
- Private Rear Garden
- Ample Off Road Parking On A Private Driveway
- Close To Colchester's Town Centre & Amenities

93 Bourne Road, Colchester, Essex. CO2 7LP.

Guide Price £250,000 - £260,000 Rarely available, within walking distance to Colchester Town Centre and located on very well served bus routes we are delighted to offer this two bedroom detached bungalow. This spacious bungalow offers sizeable living room, fully equipped family bathroom, two double bedrooms and a light and airy kitchen breakfast room to the rear. To the outside the property provides off road parking for several cars and the beautiful south facing garden has many pleasant features to offer. Within close proximity to an array of excellent local shops & amenities, early inspections are highly recommended.



Property Details.

Ground Floor

Entrance Hall

Airing cupboard, generous storage cupboard, radiator, doors leading to:

Living Room



14' 8" x 11' 5" (4.47m x 3.48m) Double glazed windows to front, side and rear, multi fuel log burner and fire place surround, wall lights, radiator

Kitchen/Breakfast Room



10' 86" x 11' 95" (5.23m x 5.77m) Double glazed windows to side and rear aspect, UPVC door to side, a range of wall and base units over an area of rolltop work surface, inset sink and drainer, integrated appliances, double over, grill and gas hob with extra over, breakfast bar, radiator

Master Bedroom



13' x 11' 3" (3.96m x 3.43m) Double glazed window to rear aspect, radiator

Property Details.

Bedroom Two



11' 5" x 10' 7" (3.48m x 3.23m) Double glazed window to front aspect, radiator, loft aspect.

Family Bathroom



Frosted double glazed window to side aspect, low level WC, wash hand basin, panel P-shape bath with shower over and shower screen, tiled walls, radiator

Outside



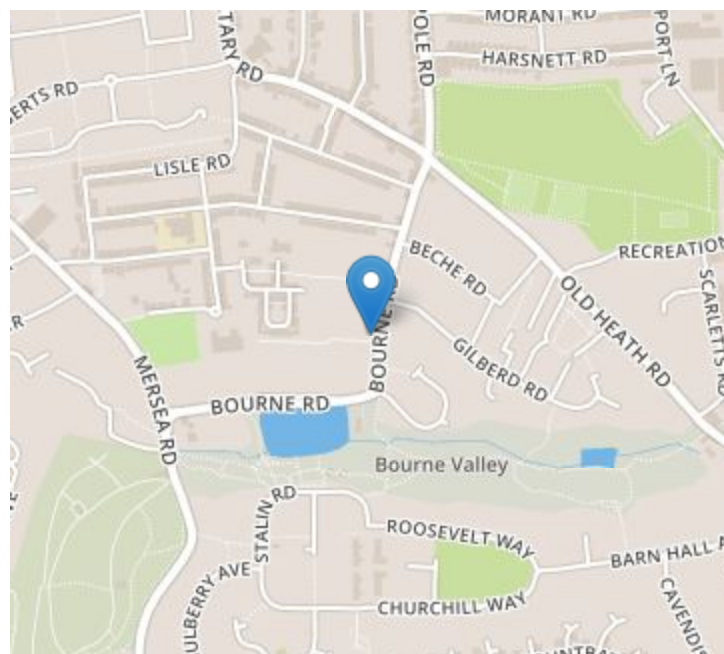
To the front of the property there is a generous amount of off road parking on the paved drive way, access via a private gate and enclosed by a red brick wall, with side access to rear garden. The south facing rear garden offers a sizable patio area, leading to mature laid to lawn area, vegetable patch, flower and shrubs, raised flower beds, two brick built put building, shed to remain, greenhouse, enclosed by panel fencing.

The property is being sold with solar panels (owned not leased) that bring in an income in the area of £1 200.00 - £1 500.00 Per Annum.

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.