



- A Detached One Bedroom Bungalow
- Positioned To The South Of Colchester & Within Easy Access Of A Range Of Amenities
- Offered To Market With No Onward Chain!
- Welcoming Entrance Hall With Inset Storage
- Large Double Bedroom
- Wet Room
- Tasteful Kitchen With Space For Appliances
- Private & Enclosed Low Maintenance Rear Garden

## 32a Chestnut Avenue, Colchester, Colchester, Essex. CO2 0AL.

\*\* Guide Price £225,000 - £240,000\*\* Situated on a peaceful residential street to the South of Colchester, sits this excellent one bedroom detached bungalow. An individual home which is offered to market with no onward chain and able to be occupied without delay. Offering life on one level to a good standard and within moments of an array of useful shops and amenities, it proves to be the ideal home for any individual or couple. This bungalow is also well-connected to Colchester's historic city centre, home to; an array of bars, restaurants and leisure facilities.



Call to view 01206 576999



# Property Details.

## Accommodation All On One Level (Bungalow)

### Entrance Hall

Entrance door, built in cupboard/storage, loft access above, doors and access to:

### Reception Room



11' 9" x 12' 3" (3.58m x 3.73m) Patio doors leading to private rear garden, feature fireplace with granite hearth, communication points, radiator

### Kitchen



10' 7" x 8' 0" (3.23m x 2.44m) A tasteful kitchen comprising of; a range of base and eye level fitted units with worksurfaces over, drawers under, inset electric oven with extractor fan over and four ring gas hob, inset sink, drainer and taps over, space & plumbing for appliances, wall mounted gas boiler, window to front aspect, radiator

### Bedroom



10' 7" x 8' 0" (3.23m x 2.44m) Window to rear aspect, radiator

# Property Details.

## Wet Room



5' 2" x 4' 11" (1.57m x 1.50m) A wet room comprising of; a walk in shower, W.C, wash hand basin, tiled walls, wall mounted chrome towel rail, window to side aspect

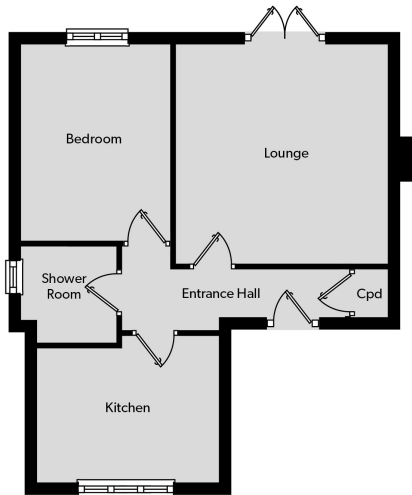
## Outside, Garden & Parking



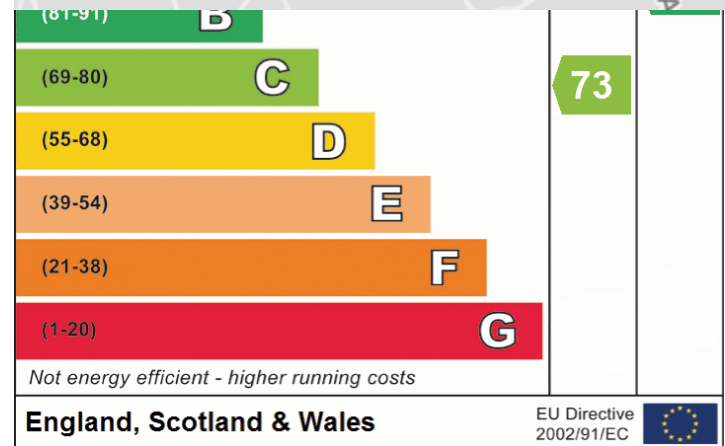
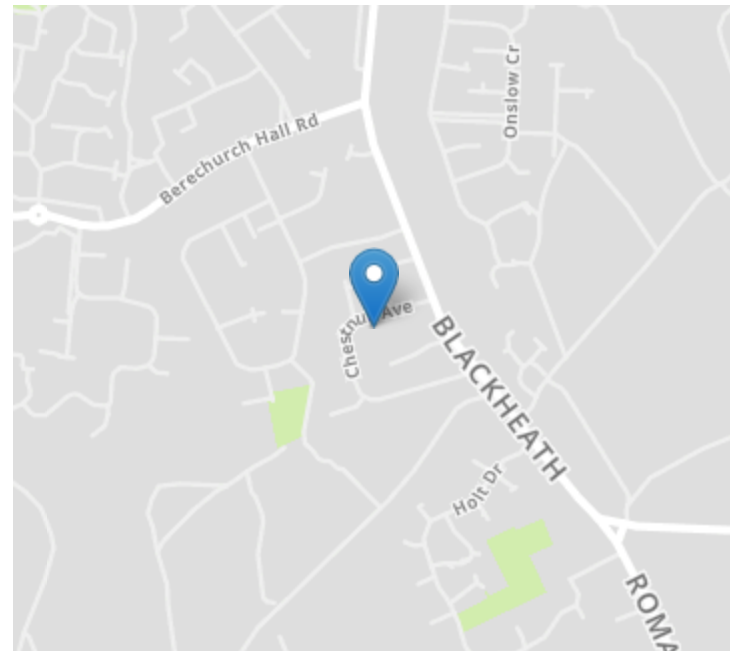
Outside, a private and enclosed low maintenance garden can be found, with a feature raised decking area - the ideal place for outdoor seating/dining furniture and peaceful reflection. The garden is further enhanced by a garden shed and secure gated side access leads to the front of the property. Boundaries are formed by panel fencing and there is off road parking available for one vehicle.

# Property Details.

## Floorplans



## Location



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.