



- Sought After Stanway Location
- Detached Bungalow
- Generous Living Room
- Kitchen/Diner
- Fitted Bathroom
- Two Double Bedrooms
- Garage & Carport
- Front & Rear Gardens
- No Onward Chain

74 Blackberry Road, Stanway, Colchester, Essex. CO3 0RZ.

GUIDE PRICE £285,000 -£295,000. Located within the very desirable Stanway area to the West of Colchester, within easy reach to the Tollgate Centre offering a wealth of amenities, very well served bus routes, good proximity to the A12 and Colchester town centre. This very spacious detached bungalow comprises of a generous living room, kitchen/diner, two sizeable bedrooms, cloak room, family bathroom and a conservatory. Outside the property offers good size front & rear gardens along with a good size private driveway leading to the carport and garage. Offered with no onward chain internal inspection is essential.



Property Details.

Ground Floor

Entrance Porch

UPVC front door, storage cupboard, door to cloak room, door to entrance hall.

Cloak Room

Low level WC, wash hand basin, radiator.

Entrance Hall



Storage cupboard, loft access, radiator.

Living Room



10' 9" x 10' 3" (3.28m x 3.12m) UPVC window to front aspect and patio doors to rear, TV and telephone points, radiator.

Kitchen/Diner



11' 1" x 9' 5" (3.38m x 2.87m) UPVC window to rear aspect and door to conservatory, range of base and eye level units with work surface over, inset stainless steel sink unit with tap and drainer, gas cooker, space for appliances.

Sun room

Doors to garden.

Bedroom One



11' 8" x 11' 2" (3.56m x 3.40m) UPVC window to front aspect, built in wardrobes, radiator.

Property Details.

Bathroom



UPVC frosted window to side aspect, low level WC, pedestal wash hand basin, double shower, fully tiled, radiator.

Bedroom Two



11' 8" x 7' 7" (3.56m x 2.31m) UPVC window to front, built in wardrobes, radiator.

Garage & Carport

The garage has an up & over door with poor and light connected. To the front there is a carport accessed via the driveway.

Outside

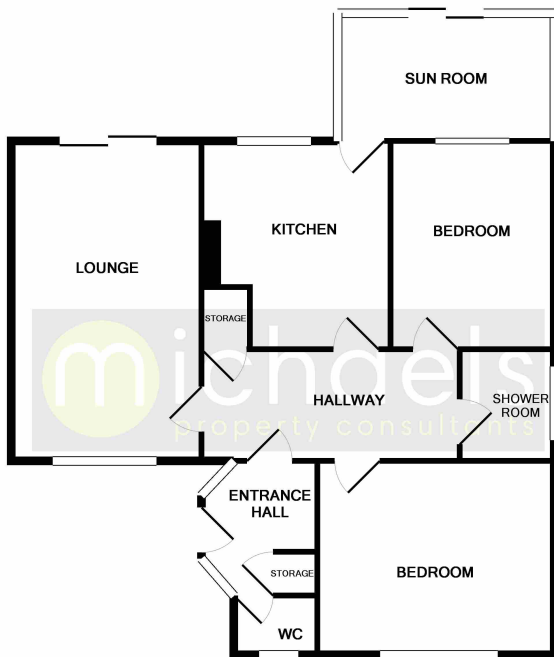


To the front there is a generous driveway providing off road parking for several cars. There a landscaped front garden with tree, shrubs and flower beds.

The sizeable rear garden has a large patio area, further lawn area, garden tap, tree, shrub and flower beds, fully enclosed by panel fencing.

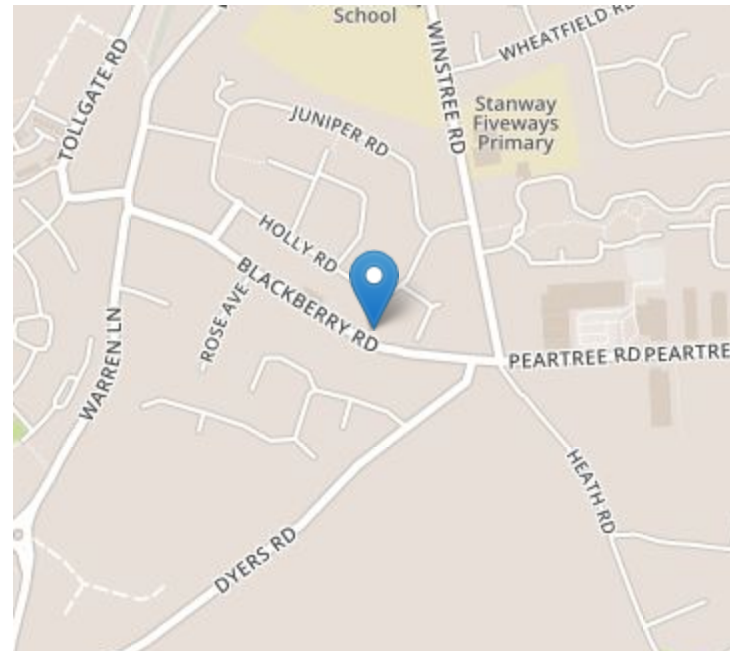
Property Details.

Floorplans



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.