



## 17 Shakespeare Road, Colchester, Essex . CO3 4HJ.

Shakespeare Road, Poets Corner, West Colchester, CO3 \*\*Guide Price £275,000 - £285,000\*\* Offered with no onward chain, this two-bedroom detached bungalow is ready to be acquired without delay. Positioned in the highly regarded Poets Corner area of West Colchester, the property offers comfortable single-level living with convenient bus routes to Colchester city centre. The nearby Tollgate Retail Park provides a wide range of amenities including supermarkets, retail stores, cafés, restaurants, and leisure facilities. For families, Home Farm Primary School, recently rated Outstanding by Ofsted, is within close proximity.

- A Two Bedroom Detached Bungalow
- Situated In The Popular 'Poets Corner' District Of West Colchester
- Offered With The Added Advantage Of No Onward Chain!
- Two Double Bedrooms
- Fitted Kitchen With Breakfast Bar & Space For Appliances
- Tiled Bathroom Suite
- Reception Room
- Added Benefit Of A Conservatory
- Private & Enclosed Rear Garden
- Detached Garage





# Property Details.

## Bungalow (Accommodation All On One Level)

Entrance Porch

Entrance Hall

Master Bedroom



13' 5" x 10' 0" (4.09m x 3.05m)

Bedroom Two (Currently Utilised As A Dining room)



10' 8" x 8' 0" (3.25m x 2.44m)

Kitchen



9' 2" x 7' 8" (2.79m x 2.34m)

Bathroom



7' 11" x 7' 5" (2.41m x 2.26m)

Living Room



14' 4" x 10' 8" (4.37m x 3.25m)

# Property Details.

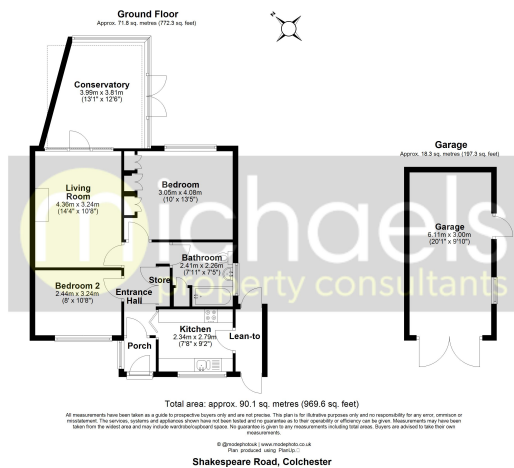
## Conservatory



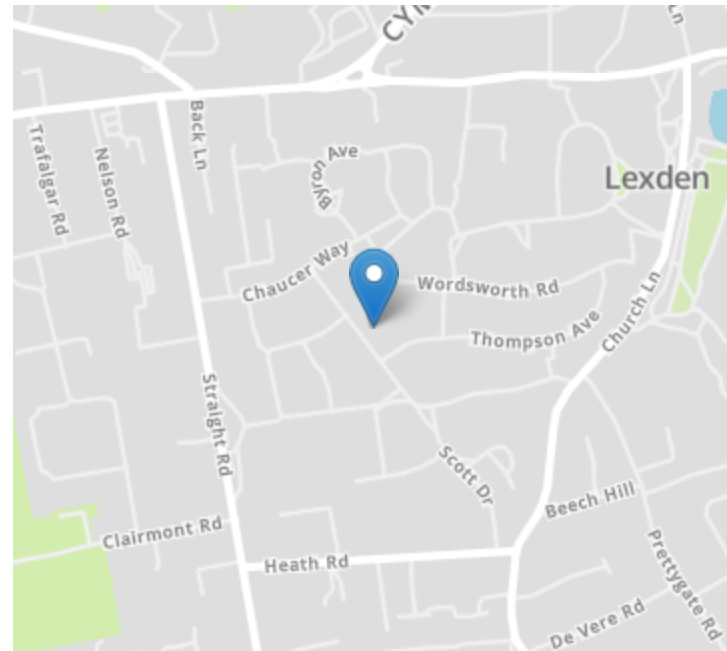
13' 1" x 12' 6" (3.99m x 3.81m)

# 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.