



Baden Powell Drive, Colchester, CO3 4SR

welcome to

Baden Powell Drive, Colchester

Situated in the EVER POPULAR PRETTYGATE AREA and offered with NO ONWARD CHAIN, this two bedroom semi detached bungalow offers well presented and spacious accommodation. The property offers excellent access to local shops, amenities, schools, green spaces and transport links.



Early viewing is advised of this well presented home conveniently situated for access to amenities, the A12, Tollgate Shopping Centre and Stane Retail Park.

Accommodation comprises entrance hall, dual aspect living room, modern kitchen/breakfast room, two double bedrooms and modern shower room. Externally there is off street parking for several cars, a garage and enclosed mature rear garden.

Entrance Door To:

Entrance Hall

Radiator, loft access, airing cupboard, doors to:

Lounge

Upvc double glazed windows to front and side, radiator, carpet.

Kitchen / Breakfast Room

Upvc double glazed windows to side and rear, upvc double glazed door to rear, newly fitted kitchen comprising range of matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, attractive tiled splashbacks, built-in cooker, four ring gas hob with extractor over, laminate flooring, radiator.

Bedroom One

Upvc double glazed window to front, radiator, carpet, free standing wardrobe with mirror fronted doors.

Bedroom Two / Dining Room

Upvc double glazed window and door to patio area, radiator, wood effect flooring.

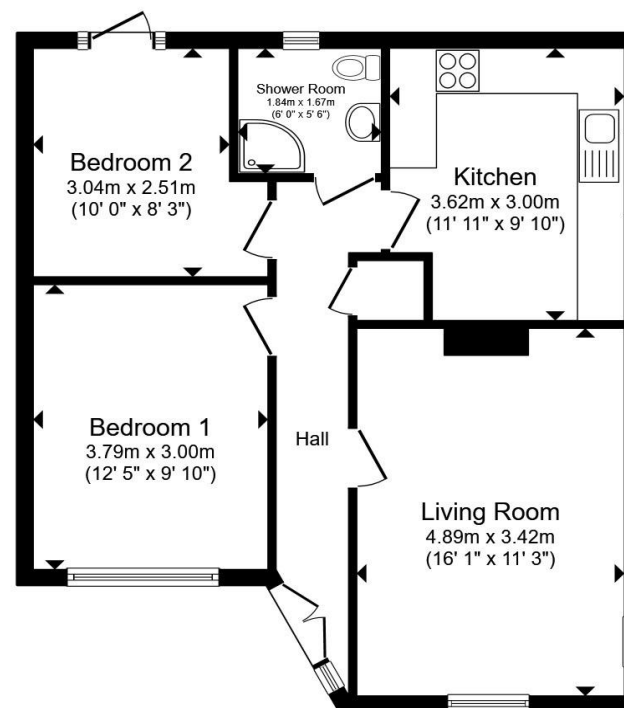
Shower Room

Upvc obscure double glazed window to rear, modern white suite comprising tiled shower cubicle, concealed cistern w.c., and wash hand basin set into vanity unit with cupboards under, heated towel rail, laminate wood flooring.

Outside

There is a driveway providing off road parking and leading to Garage.

The rear garden is laid to lawn with mature borders and patio area, all enclosed by fencing.



Total floor area 59.0 m² (635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown



view this property online williamhbrown.co.uk/Property/CCS121585



welcome to

Baden Powell Drive, Colchester

- POPULAR PRETTYGATE AREA
- NO ONWARD CHAIN
- Spacious Living Accommodation
- Two Double Bedrooms
- Modern Kitchen & Shower Room
- Enclosed Rear Garden
- Ample Parking & Garage

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121585



Property Ref:
CCS121585 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



williamhbrown.co.uk