

Beresfords Est 1968



Beresfords

**Asking Price £500,000**

**Freehold | 5 Bed | 1 Bath | Chalet Bungalow | Detached | Council Tax Band C | EPC C | Ref COS260151**



# Bounstead Road Blackheath CO2 ODE

Situated on Bounstead Road in Colchester and occupying an enviable position backing onto Friday Woods, this substantial five detached chalet bungalow offers exceptionally versatile accommodation, including a self-contained annex, making it an ideal home for larger or multi-generational families.

- Five bedroom detached chalet bungalow
- Enviaible position backing directly onto Friday Woods
- Spacious living room with conservatory overlooking the rear garden
- Kitchen / dining room with separate utility room
- Luxurious principal bedroom with freestanding bath, en-suite, and dressing room
- Contemporary family bathroom
- Self-contained annex with its own kitchen, lounge, bedroom and shower room
- Off-street parking for numerous vehicles
- Convenient access to Colchester city centre, local amenities and transport links
- Peaceful woodland setting with excellent countryside walks on the doorstep

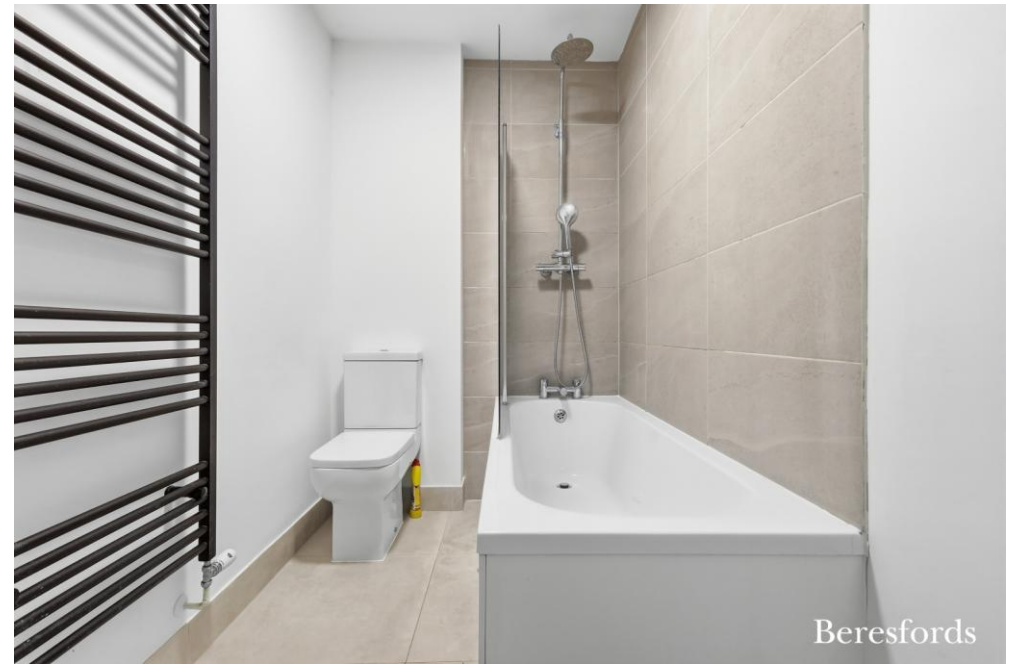


Scan the QR code for full details and key information on this property.





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## Beresfords - Colchester Sales

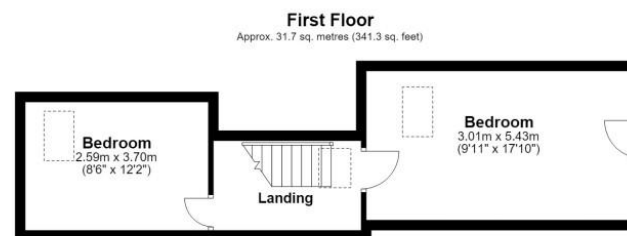
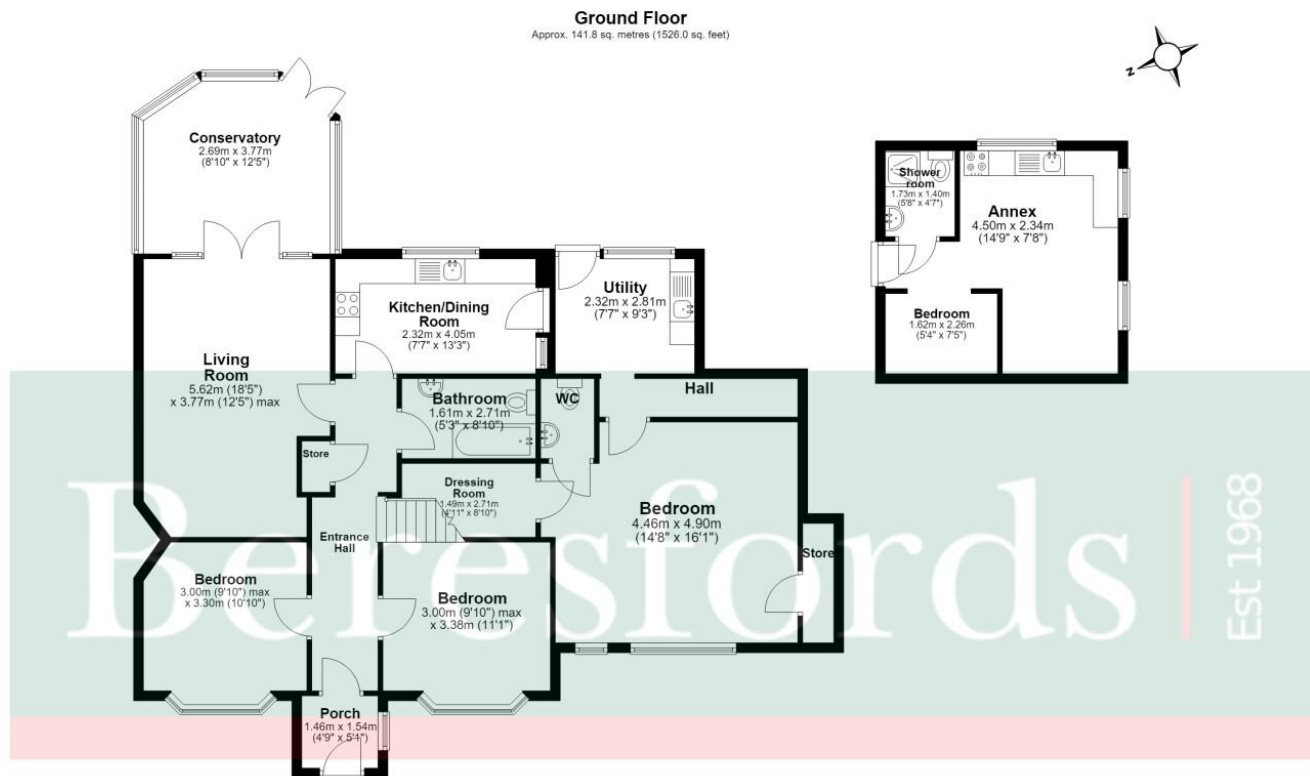
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 81 B      |
| 55-68 | D             | 70 C    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Total area: approx. 173.5 sq. metres (1867.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
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**West Lodge**

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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