Fenn Wright

THE HOME OF PROPERTY



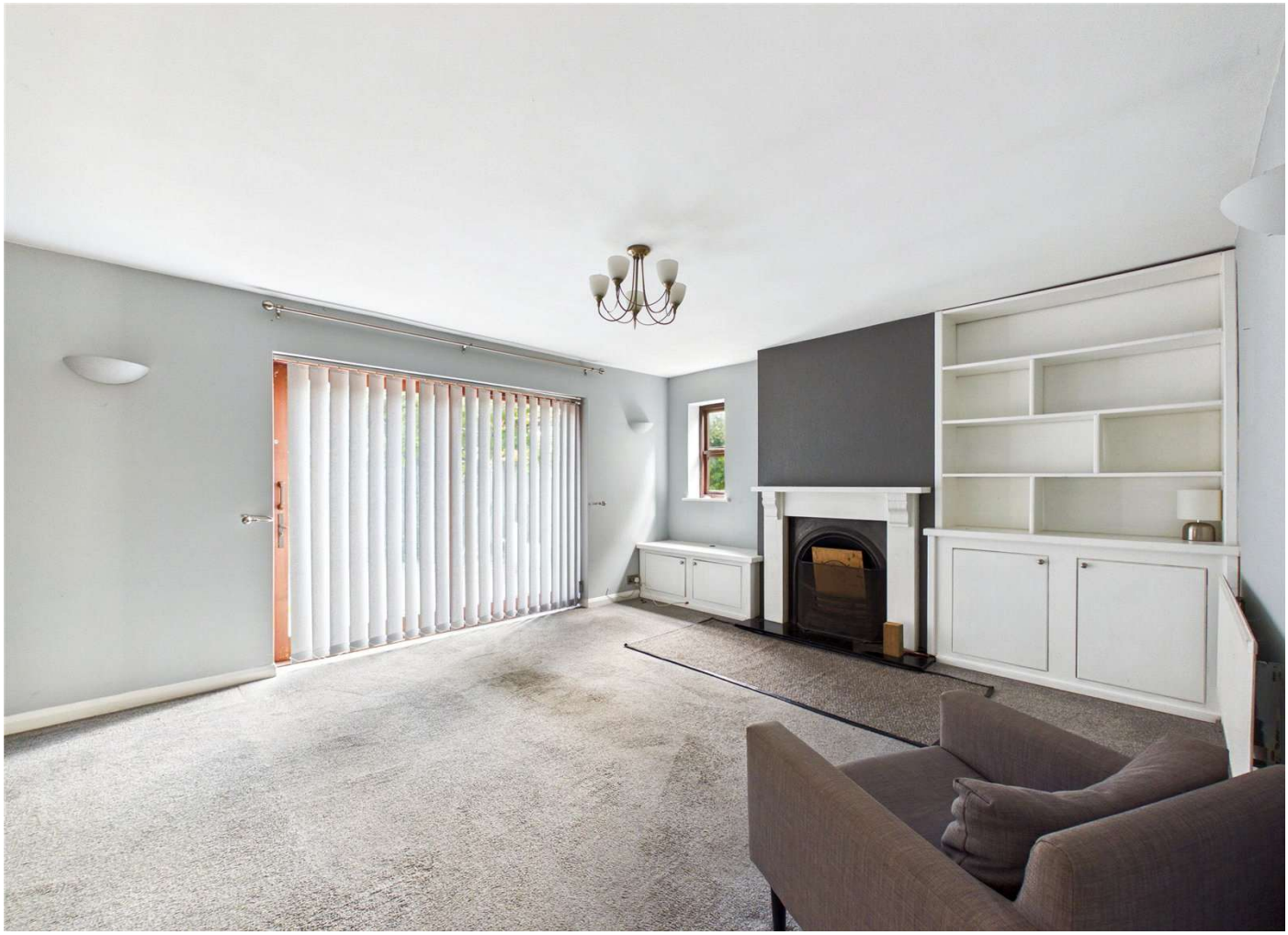
# Moorlands, Moor Road, Langham, Colchester, Essex, CO4 5NR

## Asking Price: £500,000 Subject to Contract Freehold

An established three bedroom detached bungalow on a good size plot in a popular village location requiring some light refurbishment, benefitting from garage, off road parking, great transport links and no onward chain.

- Good Size Detached Bungalow
- Three Bedrooms
- Lounge with Fireplace
- Dining Room
- Kitchen/Breakfast Room
- En Suite to Master
- No Onward Chain
- Popular Village Location
- Good Size Plot
- Garage & Off Road Parking

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An established three bedroom detached bungalow situated in this sought after village location to the north of Colchester city offering no onward chain and requiring some light refurbishment, benefitting a good size plot, garage and off road parking.

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An entrance door leads to an entrance porch with further door to the entrance hall with double storage cupboard and doors leading to the family bathroom which is fitted with a three piece suite in white with panelled bath with shower over, WC and hand basin, complementary tiling and double glazed window to the front.

Bedroom one is also located to the front, has fitted wardrobes and bay window, vanity sink, and also features an en suite shower room comprising shower cubicle, WC and double glazed window to the rear. There is another bedroom located to the front, again with a bay window, and bedroom three has window to the rear, also with fitted wardrobes and storage.

The dining room can be accessed from the hallway and has sliding doors leading to the terrace to the side with fitted shelving to one wall. Door leading to the lounge which has Victorian style fireplace with alcove shelving and storage, sliding doors which lead to the rear garden.

The kitchen can also be accessed from the dining room and has a range of fitted modern units and work surfaces with cupboards and drawers under, cooker space, wall mounted cabinets, door to the side and opens nicely to the breakfast room to the rear which is brick built and half glazed with a glazed roof and French doors leading to the side.

Outside

To the rear of the property is a good size garden measuring approximately 0.2 of an acre, which is mainly laid to lawn, brick built pizza oven, ornamental pond and central pathway which leads to the rear, where there is a further seating/entertaining area with covered pergola, bar area and large storage shed and power source (not tested).

To the front of the property there is off road parking for several cars and detached garage with up and over door and gated side access which leads to the rear garden.





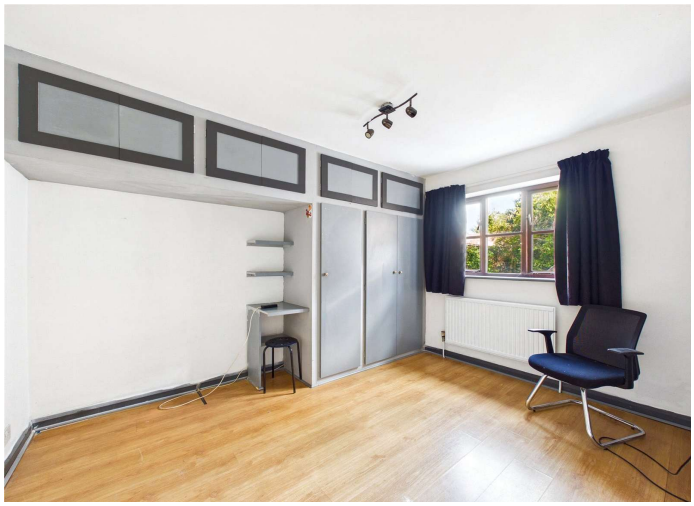


















## Location

The property is situated in this popular village to the north of Colchester city which offers great access for the A12, London bound for the M25 and to the north by the A14 via Ipswich. There is a primary school within the village and shopping facilities a short distance away for day to day needs. Stations in the city offer services for London's Liverpool Street.

## Important information

Council Tax Band - E
Services - We understand that mains water, drainage and electricity are connected to the property.
Tenure - Freehold.
EPC Rating - F
Ref - COL250780/PC

## Directions

Please use postcode CO4 5NR for Satnav.





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# Moorlands, Moor Road
# Langham
# Colchester, CO4 5NR




Approximate total area(1)
1192 ft²
110.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


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