



Jackson & Co



## Cottage Drive

Colchester, CO2 8DE

Guide Price £300,000 - £325,000

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A fantastic opportunity to acquire this two/three bedroom detached bungalow which is ripe for conversion. Benefitting from spacious accommodation and large conservatory to the rear, the bungalow has the added benefit of an attic room with shower room (planning acquired) and a garage which has been converted to a workshop/office. There is ample off road parking and a delightful, private rear garden with patio area.



# Property Features

- DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- LARGE ATTIC ROOM WITH SHOWER ROOM
- LARGE CONSERVATORY & SOLAR PANELS
- AMPLE OFF ROAD PARKING
- EXCELLENT POTENTIAL TO CONVERT
- QUIET CUL-DE-SAC POSITION

## Full Description

### DESCRIPTION

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### ENTRANCE HALL

A uPCV front entrance door leads into the spacious hallway with carpeted flooring, down light, radiator and door to the attic room and:

### BEDROOM 2

12' x 9' 10" (3.66m x 3m) plus bay

Carpeted flooring, front facing bay window, side facing window,

down light and fitted wardrobes.

### LOUNGE

15' 10" x 12' 1" (4.83m x 3.68m) plus bay

Carpeted flooring, two side facing opaque windows, front facing bay window. Two radiators, gas fire with surround, two down lights and two wall lights.

### WC

Lino flooring, opaque window, back to the wall WC, down light, radiator and vanity sink.

### BATHROOM

7' 11" x 5' 9" (2.41m x 1.75m) With a suite comprising; back to the wall WC and bidet fitted within a vanity unit with further storage. A panelled bath with mixer shower attachment and shower curtain. Side facing opaque window, sink within vanity unit and tiling to splash back areas.

### BEDROOM 3/ STUDY

7' 8" x 6' (2.34m x 1.83m) With carpeted flooring, side facing window, down light and radiator. Fitted bookcases and desk.

### KITCHEN

11' 8" x 11' 0" (3.56m x 3.35m) Fitted with base and wall units, worktop and stainless steel sink with drainer and mixer tap. Dishwasher, gas hob with extractor above and integrated double electric oven. A rear facing window, two radiators, ceiling light and door into the conservatory.



### BEDROOM 1

12' 1" x 10' 11" (3.68m x 3.33m) Carpeted flooring, fitted wardrobes with mirrored sliding doors, two radiators and down light. Upvc door into the conservatory.

### CONSERVATORY

22' 0" x 10' 10" (6.71m x 3.3m) into bay A large conservatory which can be used all year round having three radiators, ceiling lights and ample custom made storage units. A door to the converted garage and workshop and a uPVC door to the garden.

### GARAGE/ WORKSHOP

The garage has been converted by the current owners as a workshop but can easily be converted back. Having power, lighting and Velux windows. There is a separate workshop/ office with fitted storage and desk furniture and a uPVC door out to the garden.

### SHOWER ROOM

Having a double shower cubicle, WC and pedestal sink. Lino flooring and side facing window.

### ATTIC ROOM

37' 6" x 10' 6" (11.43m x 3.2m) Wooden stairs lead to the attic room which had planning for the conversion to a recreational room in 1993. Having carpeted flooring, ceiling lights, radiators, a front facing window and rear facing uPVC door. Please note this room has reduced head height.

### EXTERIOR

To the front of the property there is a block paved driveway

offering ample parking for a number of vehicles, leading to the garage. Shrub borders and access to the rear. The rear garden is fully enclosed and private, with a patio area with water point and two storage sheds. Being mainly laid to lawn with mature shrubs, trees and fruit trees.





60 Caelum Drive  
Colchester  
Essex  
CO2 8FP

[www.jackson-ps.co.uk](http://www.jackson-ps.co.uk)  
[sales@jackson-ps.co.uk](mailto:sales@jackson-ps.co.uk)  
01206 863900

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