



STANFORDS



Carron Main Road

Guide Price £285,000

Frating, Colchester, CO7 7DJ

Three bedroom detached bungalow requiring modernisation located in the popular village of Frating, 7 miles to the East of Colchester. The property which is very dated inside benefits from a good sized plot, ample parking, single garage and mainly double glazed windows and doors.

Property Features

- Detached bungalow
- Kitchen
- Three bedrooms
- Open plan dining area
- En-suite shower room
- Sitting room

Full Description

Double glazed door to

ENTRANCE PORCH

ENTRANCE HALL

Timber and glazed door to dining area

KITCHEN/DINING AREA

24' 6" x 10' 1" (7.47m x 3.07m) Double glazed window to rear, secondary double glazed window to side, double glazed door to rear lobby, single drainer 1 1/2 bowl sink unit with mixer taps above, range of work surfaces with oak fronted cupboards and drawers. Part tiled walls.

REAR LOBBY

11' x 4' 6" (3.35m x 1.37m) Double glazed door to front and rear.

SITTING ROOM

15' 4" x 14' 10" (4.67m x 4.52m) Double glazed window to front.

INNER HALL

Storage cupboard.

BEDROOM ONE

13' 7" x 11' 3" (4.14m x 3.43m) Double glazed window to front. Range of fitted wardrobes.

EN-SUITE SHOWER

Fully tiled and enclosed shower cubicle, low level WC, wash hand basin, part tiled walls, extractor fan.

BEDROOM TWO

11' 7" x 8' 11" (3.53m x 2.72m) Double glazed window to rear and fitted dressing table with his and her cupboards.

BEDROOM THREE

11' 8" x 8' 5" (3.56m x 2.57m) Double glazed window to rear.

FAMILY BATHROOM

Panelled bath, low level WC, wash hand basin, double glazed frosted window to rear, part tiled walls, fitted Triton shower.

OUTSIDE

To the front there is a large garden with the bungalow being set well back from the main road. The garden is mainly laid to shingle enclosed by conifers, bushes and young trees. Side access via metal gate leads to rear lobby.

To the rear the garden is laid to lawn, enclosed by wooden panel fencing with shingle pathway and enclosed area. The property benefits from ample off street parking with access off Haggars Lane.

SINGLE GARAGE

To the rear of the garage there is a further useful shingle area with greenhouse.

VIEWINGS

Please contact Steve, Matt or Nina on 01206 842156



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AGENTS NOTE:-

These particulars, with approximate measurements have been produced in conjunction with the owner(s) and are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

The floor layout is purely for guidance purposes as a general overview of room layout, not to scale. Room dimensions are sometimes maximum measurements. Items shown in this room are not fact. Such as the flooring, doors, windows and bathrooms and kitchens are just a guide and not precise.