



Dale Close, Stanway, COLCHESTER, CO3 0FQ

welcome to

Dale Close, Stanway, COLCHESTER

This modern semi detached bungalow is situated in the popular Stanway area of Colchester, offering excellent access to Tollgate Shopping Centre, Stane Retail Park, popular schools, green spaces and the A12.



Early viewing is advised of this modern home which could be an ideal first time purchase or investment opportunity. The property benefits from an enclosed rear garden and a garage.

Entrance Door To:

Entrance Hall

Carpet, cupboards, radiator.

Lounge

Upvc double glazed sliding doors to rear Garden Room, carpet, radiator.

Kitchen

Range of matching base and eye level units, work surfaces, inset sink and drainer unit, built-in oven and hob, spaces for washing machine and fridge/freezer, grey laminate flooring, upvc double glazed window to front.

Garden Room

With upvc double glazed French doors to rear garden. Requiring updating.

Bedroom

Upvc double glazed bay window to front, carpet, radiator.

Bathroom

White bathroom suite comprising panel enclosed bath with shower over, low level w.c., wash hand basin, radiator, upvc double glazed window to front.

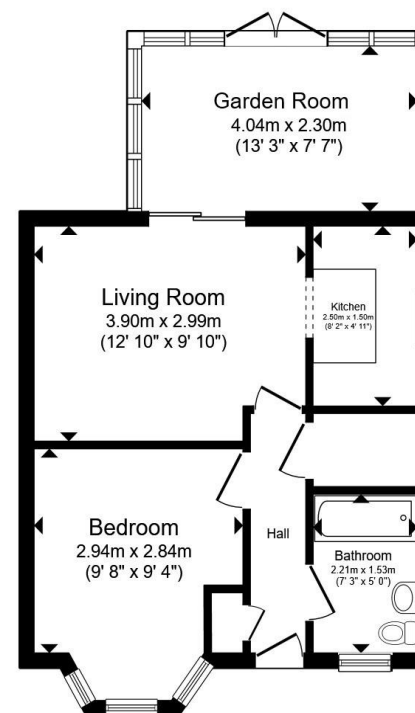
Outside

There is a private rear garden which is laid to patio with artificial lawn.

The property benefits from a GARAGE.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 43.5 m² (468 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


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welcome to

Dale Close, Stanway, COLCHESTER

- Modern Semi Detached Bungalow
- Kitchen & Bathroom
- Lounge & Garden Room
- Double Bedroom
- Enclosed Rear Garden
- Garage
- Popular Stanway Location

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

directions to this property:

Refer to map

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CCS121748 - 0004

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.

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