



LAMB & CO

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Inspired by **property**, driven by **passion**.



MEADOW CLOSE, COLCHESTER, CO7 7UG

OFFERS IN EXCESS OF £340,000

A well-presented two-bedroom semi-detached bungalow situated in the sought-after village of Great Bromley. This versatile home offers comfortable single-storey living with spacious accommodation, a bright lounge, a fitted kitchen, and a family shower room. A standout feature is the self-contained one-bedroom annexe located to the rear of the garage, providing ideal accommodation for extended family, guests, or potential home office use (subject to any necessary permissions). The property also benefits from off-road parking, a garage, and a private rear garden, all within easy reach of local amenities, countryside walks, and excellent transport links to Colchester and the surrounding areas.

- Two Bedrooms
- One Bedroom Annexe
- Well Presented
- Garage & Off Road Parking
- Generous Garden
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

SHOWER ROOM

6'4" 5'7" (1.93m 1.70m)



BEDROOM ONE

12'9" 9'6" (3.89m 2.90m)



BEDROOM TWO

12'00" 9'00" (3.66m 2.74m)



LOUNGE

15'4" 12'4" (4.67m 3.76m)

KITCHEN

13'9" 8'7" (4.19m 2.62m)



SITTING/DINING ROOM

13'8" 12'3" (4.17m 3.73m)



BEDROOM/ANNEXE

12'00" 7'6" (3.66m 2.29m)



EN SUITE

7'6" 4'00" (2.29m 1.22m)

OUTSIDE

OUTSIDE REAR



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: C

Heating: Oil

Services: All Mains

Mains electricity - Yes

Mains gas - No

Mains water - Yes

Mains drainage - Yes

Other - No

Broadband: Ultrafast

Mobile Coverage: Good

O2 - Good

EE - Good

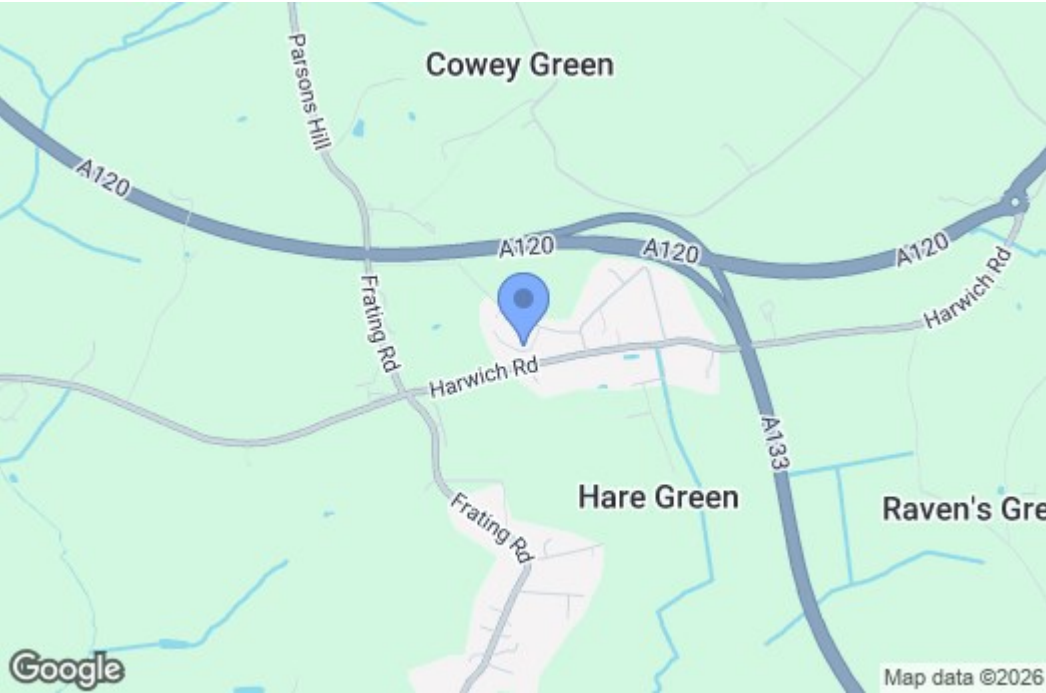
Three - Good

Vodafone - Good

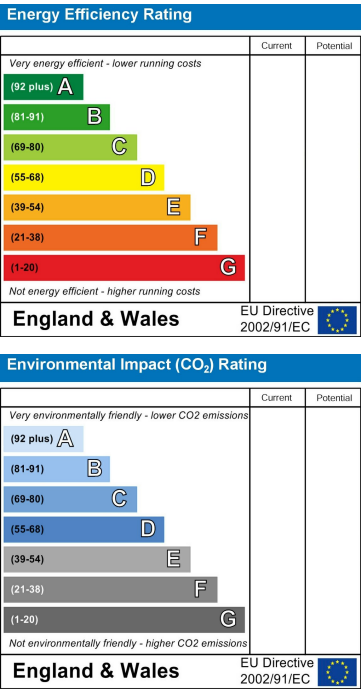
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West
Non-Standard Features to note:



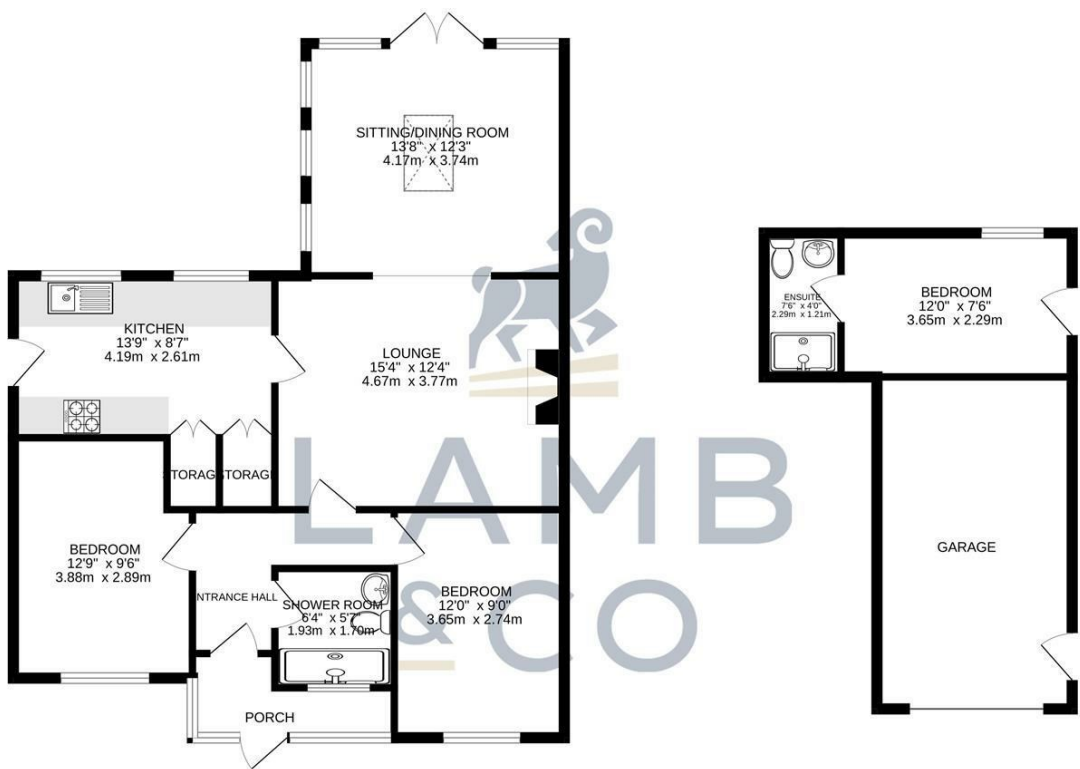
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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