



60 Fullers Gate, Kelvedon, Colchester, Essex, CO5 9JX

£325,000

- Retirement property
- No onward chain
- Car parking for residents and guests
- Over 55's only
- Immaculate and fully refurbished
- Close to centre of Kelvedon, close to health centre and shops
- Viewing highly recommended
- Residents lounge and gardens
- 24 Hour emergency call system

60 Fullers Gate, Colchester CO5 9JX

An opportunity to purchase this immaculate two bedroom over 55's bungalow in sought after complex close to centre of Kelvedon and its amenities. The property consists of an entrance hallway, lounge/diner, fitted kitchen with integrated white goods, inner lobby leading to shower room and two bedrooms. To the rear there is a south facing patio and an area laid to lawn. There are extensive communal gardens and a communal residents lounge. The warden is on site during Monday-Fridays and there are pull cords in every room linked to the emergency 24 hour care line. Water bills, window cleaning and communal gardening are included within the service charge



Council Tax Band: C



Entrance Hall

4'4" x 4'2"

Composite front door leading to hallway, double glazed window to side aspect, electric heater, door to :-

Lounge/Dining room

14'5" x 14'4"

Double glazed window to front aspect, two electric heaters, feature fireplace with electric coal effect fire inset, doors to :-

Fitted Kitchen

9'1" x 7'3"

Double glazed window to rear aspect, built in eye and base units incorporating washing machine, fridge/freezer, dishwasher, oven, hob and microwave. Single sink with mixer tap set, tiled splashback and tiled floor to compliment. UPVC part glazed back door.

Inner lobby

6'0" x 3'3"

Loft hatch, storage cupboard housing immersion heater, doors to :-

Bedroom One

15'8" x 8'10"

Double glazed window to front aspect, fitted wardrobes with mirrored doors, electric heater.

Bedroom Two

15'8" x 8'10"

Double glazed window to rear aspect, electric heater

Shower Room

6'9" x 6'4"

Double glazed window to rear aspect, walk in shower, low level WC, wash

hand basin inset to vanity unit, fully tiled to walls and floor to compliment, wall hanging mirrored cabinet.

Gardens

The patio, flower border and lawn area to the rear of the bungalow are south facing. A side gate gives access to the front of the property and to a gated path leading to the High Street. The front garden is planted with shrubs which are maintained by the gardener.

Communal Lounge

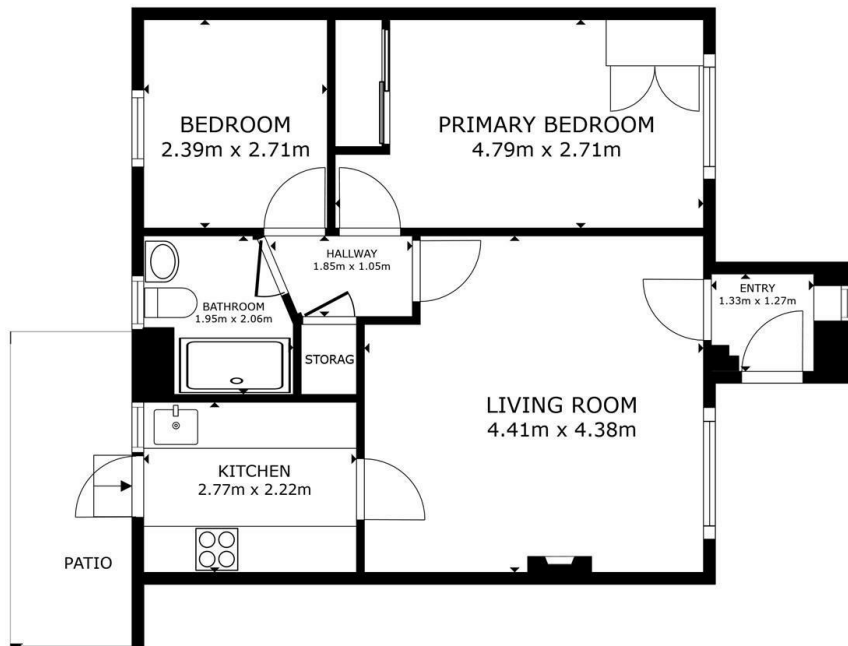
There is a separate communal lounge within the grounds which is for the use of the residents.

Parking

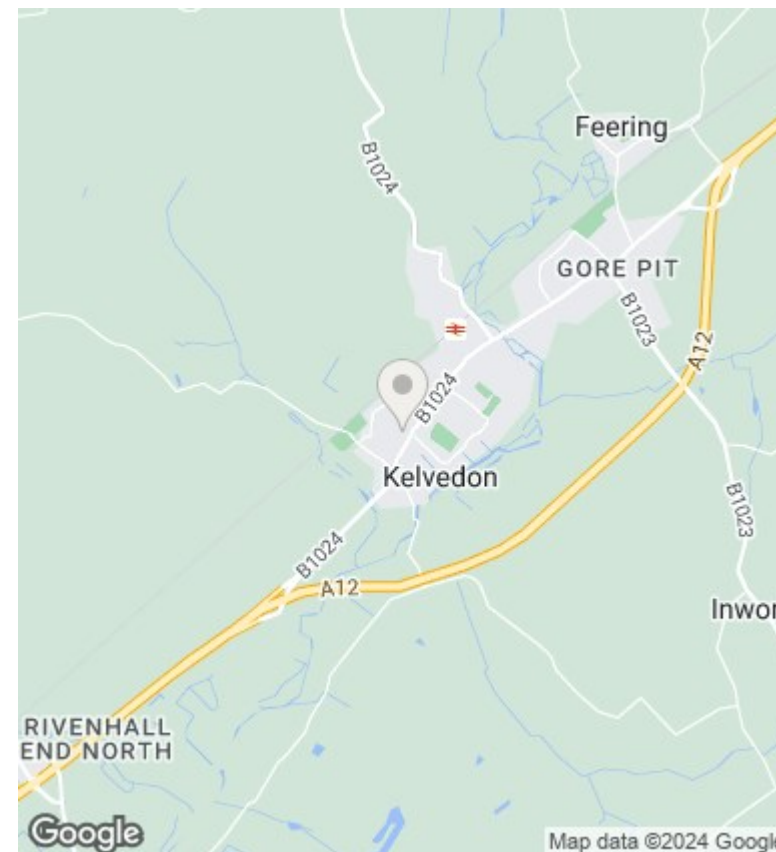
There is parking at the complex for residents and their guests







GROSS INTERNAL AREA
 FLOOR PLAN 54.4 m²
 EXCLUDED AREAS : PATIO 5.4 m²
 TOTAL : 54.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	46	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	