



11 Tillwicks Court, Halstead Road, Earls Colne, Colchester, Essex,

£495,000

- Spacious accommodation
- Viewing advised
- En Suite to main bedroom
- Allocated parking
- Double glazed
- Close to centre of Earls Colne
- Detached bungalow
- Conservatory

11 Tillwicks Court, Halstead Road, Colchester CO6 2LN

Rarely available to purchase this large two bedroom bungalow for over 55's only with spacious accommodation consisting of lounge/diner, two bedrooms, conservatory, fitted kitchen, ensuite and family bathroom. Outside is a walled garden, potting shed and wooden garden shed, allocated parking. Close to the centre of Earls Colne, no onward chain



Council Tax Band: D



Entrance Hall

16'11" x 4'9"

Wooden front door to hallway, radiator, storage cupboard housing electric consumer unit, doors to :-

Fitted Kitchen

8'9" x 9'3"

Double glazed windows to front and side aspects, range of base and eye level units, integral dishwasher, fridge/freezer and plumbed for washing machine. Double oven, hob and extractor, one and half bowl sink with mixer tap set, tiled splashback, cupboard housing gas boiler.

Bedroom Two

11'8" x 9'5"

Double glazed window to front aspect, radiator, built in cupboard and wardrobe.

Shower Room

9'3" x 8'9"

Double glazed window to side aspect, enclosed shower cubicle, low level WC, wash hand basin, range of base units. Part tiled walls to compliment., heated towel rail.

Lounge/Diner

30'2" x 12'8"

Four double glaze windows to rear and side aspects, storage cupboard, three radiators. Doors to :-

Bedroom One

20'11" x 10'1"

Double glazed windows to rear and side aspects, vaulted ceiling with two velux windows, fitted sliding wardrobes to walk in storage area, two radiators. Door to :-

En Suite

Double glazed window to side aspect, low level WC, wash hand basin, enclosed shower cubicle, radiator.

Conservatory

10'8" x 10'1"

Double glazed patio doors leading to the rear garden, wood effect flooring.

Garden

Enclosed walled garden commencing with patio area, mature shrubs and lawns. Brick built potting shed and wooden shed to remain.

Parking

Allocated parking for one car

Agents Note

We understand that there is a charge of £30.00 per month for the garden up keep. This development is for residents aged 55 years of age and over.





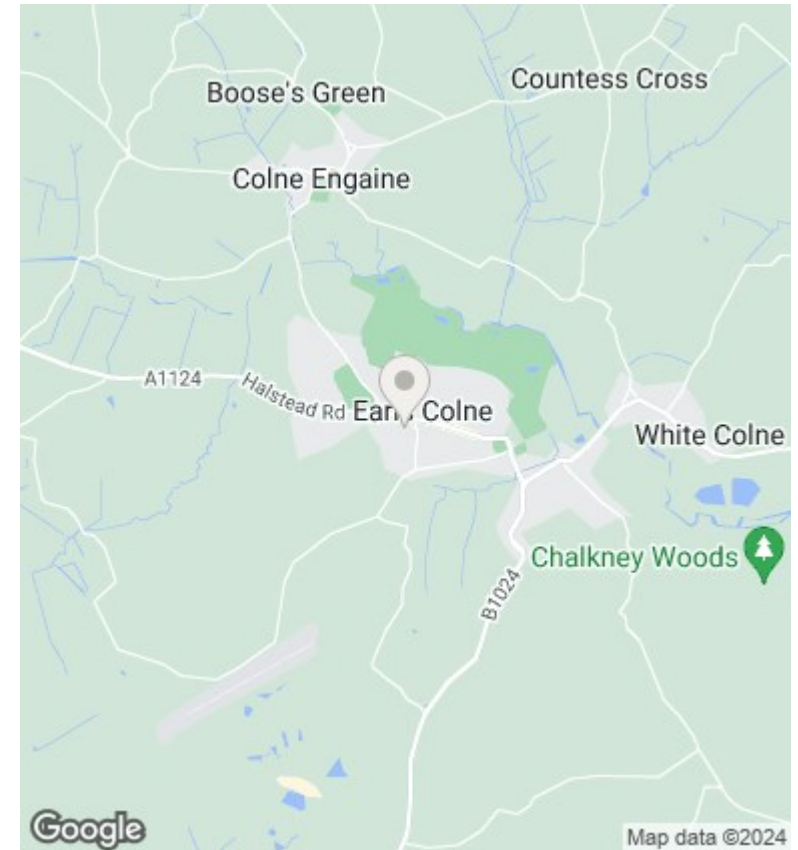
Directions

Viewings

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

Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		75	84
England & Wales		EU Directive 2002/91/EC	