



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

£430,000

- 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 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.





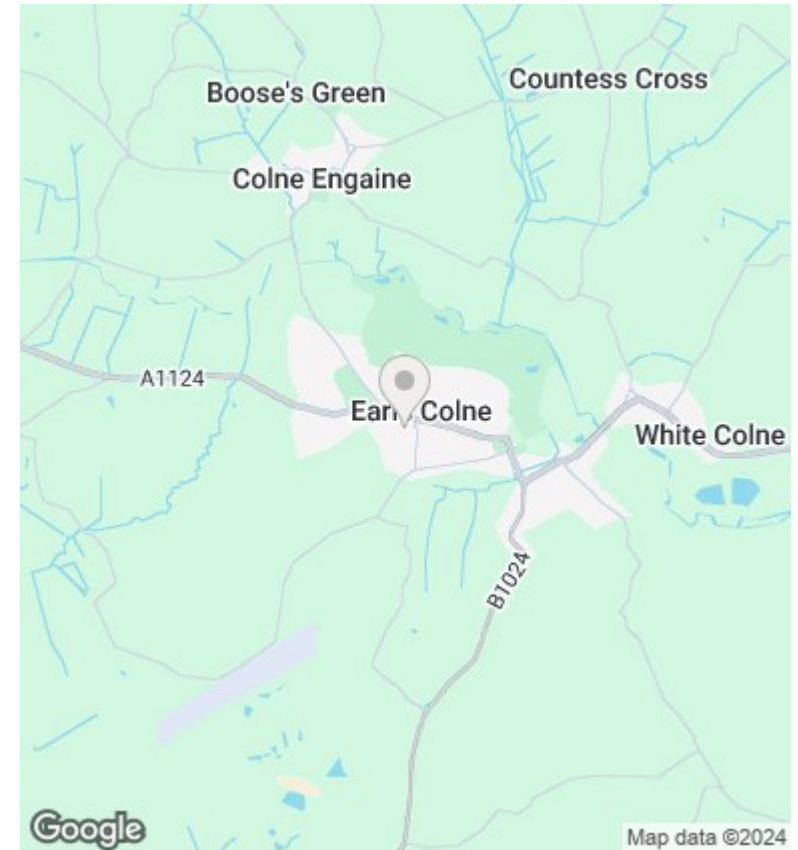
## Directions

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		75	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	