



## 54 Fullers Gate, Kelvedon, Kelvedon, Essex, CO5 9JX

£220,000

- Over 55's only
- Two bathrooms
- Call to arrange an early view
- Retirement complex
- Two reception rooms
- Two bedrooms
- Some refurbishment required

## 54 Fullers Gate, Kelvedon CO5 9JX

Retirement complex for those aged 55 years and over. This two bedroom, two bathroom house which has been refurbished comprising of entrance hall leading to light and airy lounge, kitchen, dining room and downstairs shower room. Stairs to first floor where there are two double bedrooms and bathroom. Communal tended gardens, residents only lounge, secure access to High Street, parking (not allocated). The service charge covers, building insurance, water charges, CareLine costs and the communal areas being tended. Viewing recommended.



Council Tax Band: C



#### Entrance Hall

5'2" x 4'9"

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

#### Lounge

13'3" x 11'2"

Double glazed window to front aspect, storage heater, feature fireplace with electric inset coal effect fire. Door to :-

#### Inner Hall

9'0" x 7'7"

Storage cupboard under stairs, storage heater, stairs to first floor, doors to :-

#### Downstairs Shower Room

8'0" x 6'0"

Enclosed shower cubicle with electric shower, low level WC, wash hand basin, heated towel rail, dimplex wall heater.

#### Kitchen

10'3" x 6'0"

Double glazed window to rear aspect, range of base and eye level units, built in oven, hob and extractor. Plumbed for a washing machine and space for a larger fridge

#### Dining Room

10'3" x 6'11"

Double glazed door to rear, two double glazed windows to rear aspect, storage heater.

#### Stairs and Landing

9'0" x 7'7"

Stairs from ground floor, storage cupboard, loft hatch doors to :-

#### Bedroom One

13'3" x 9'6"

Double glazed window to front aspect, built in wardrobes, panel heater.

#### Bedroom Two

13'3" x 7'5"

Double glazed window to rear aspect, panel heater, storage cupboard.

#### Bathroom

6'4" x 6'3"

Low level WC, wash hand basin, panel bath, fully tiled, heated towel rail.

#### Gardens

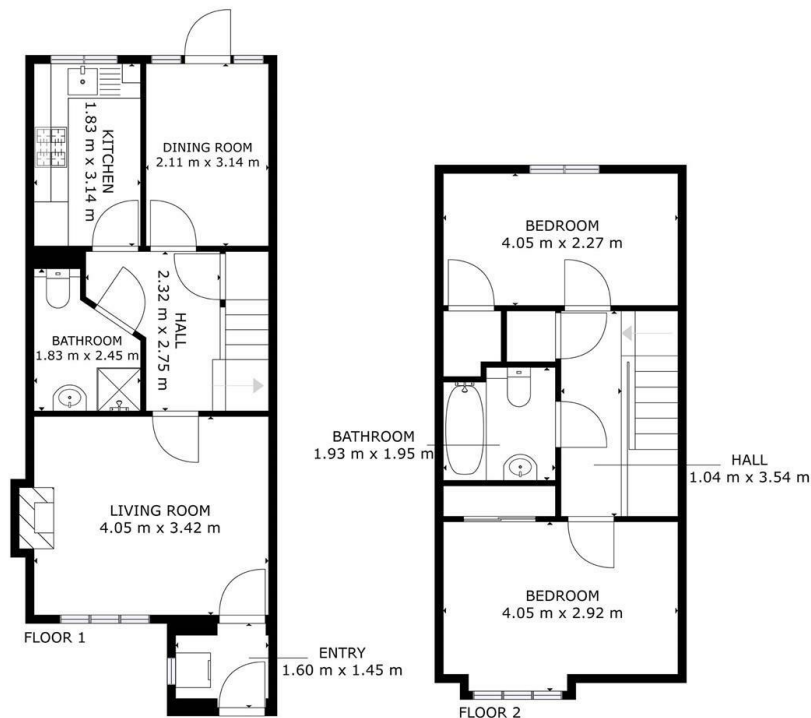
To the rear there is a private patio area leading to communal lawns and shrubs. To the front there are extensive lawned areas, mature shrubs, washing line facilities.

#### Parking

There are limited spaces on a first come basis, but ample road parking is available.

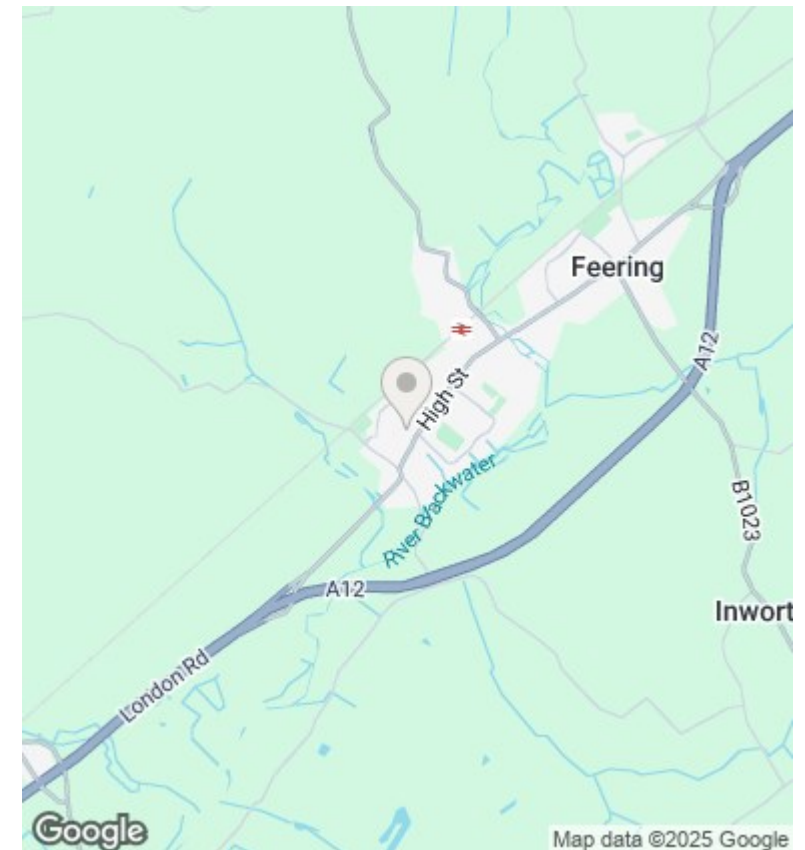






GROSS INTERNAL AREA  
FLOOR 1: 41 m<sup>2</sup>, FLOOR 2: 35 m<sup>2</sup>  
TOTAL: 76 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 PHILIP JAMES ESTATES



## Directions

## Viewings

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

## Council Tax Band

C

| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           | <b>85</b>                                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>63</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |