



**£169,995**

**TENURE : LEASEHOLD**

**Orchard Gardens, Colchester, CO4 0XB**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**No Onward Chain**

**Over 55's Only**

**Bungalow**

**Communal Parking**

**Communal Garden**

GUIDE PRICE £169995 WE HAVE PLEASURE IN OFFERING FOR SALE THIS TWO BEDROOM BUNGALOW FOR THE OVER 55s FEATURING REFITTED INTEGRATED KITCHEN DOUBLE GLAZING AND NEWLY INSTALLED HEATING THE PROPERTY IS TO BE SOLD ON A CHAIN FREE BASIS ACCESS is via a double-glazed entrance door onto ENTRANCE HALL With access to loft space, electric radiator. BEDROOM ONE 3.96M x 2.67M With double glazed window to the rear aspect, electric panel radiator. BEDROOM TWO 3.59M x 2.59M With double glazed window to the front aspect, electric panel radiator. SHOWER ROOM Suite comprises, low level W C. Wash hand basin with fitted vanity unit beneath, double width shower cubical, fully tiled walls, built in linen cupboard, electric fan heater, extractor fan. LOUNGE Being wedge shaped 5.40M x 3.96M With two double glazed windows to the rear aspect, two electric radiators, T V pt. KITCHEN 4.00M x 2.25M with double glazed patio doors to the rear aspect, a circular stainless steel sink unit over a range of fitted base units incorporating, inset ceramic Neff hob along with built in Neff oven, integrated refrigerator and slimline dishwasher, splash back tiling to walls with eye level units above AGENTS NOTE We recommend an early internal inspection of this rarely available two-bedroom property, there are emergency pull cords within the bungalow, a warden on site between 9am and 5 pm Monday to Friday and a communal residents lounge.



