

## Fulmar Close, Colchester, CO4 3FJ £395,000

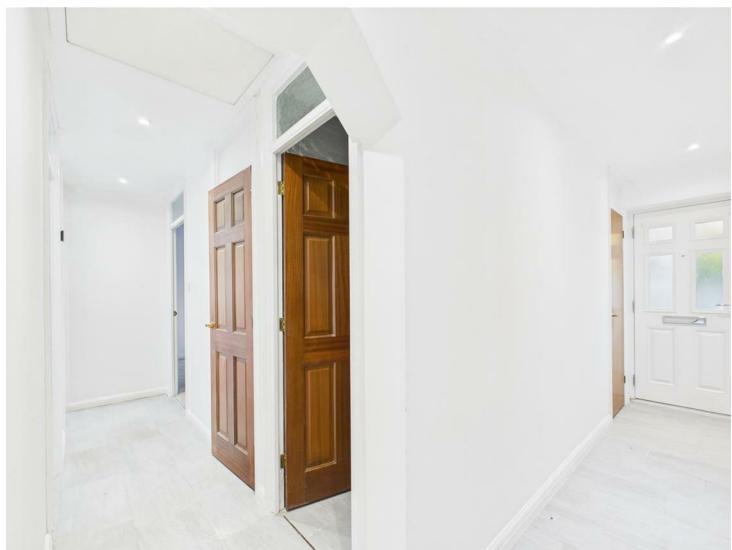
Gallant Richardson Estate Agents bring to market this, we feel, good sized THREE BEDROOM detached bungalow residence that is nestled away within a cul de sac back from any main road traffic.

The property offers an accommodation that has an en-suite to the master bedroom with wardrobe, additional modern family bathroom, two further bedrooms with storage, generous sized kitchen/diner, and lounge positioned to the rear of the property benefiting from a sunny aspect and garden access.

The plot being in a corner position offers a wide drive and a double garage with the bonus of side gates leading to an enclosed area suitable for trailer parking. Rear garden capturing morning sun as facing a south/easterly direction.

NO ON-GOING CHAIN!

## Reception Hall



## En Suite

8'9" x 4' (2.67m" x 1.22m")



## Kitchen/Diner

21'2" x 8'2" (6.45m" x 2.49m")

## Lounge

18'7" plus dr rec x 12'3" (5.66m" plus dr rec x 3.73m")



## Bedroom One

11' x 11'11" into wardrobe (3.35m x 3.63m" into wardrobe)



## Bedroom Two

10'3" x 8'3" (3.12m" x 2.51m")



## Bedroom Three

8'2" x 7'2" (2.49m" x 2.18m")



## Bathroom

8'9" x 4'6" plus rec (2.67m" x 1.37m" plus rec)

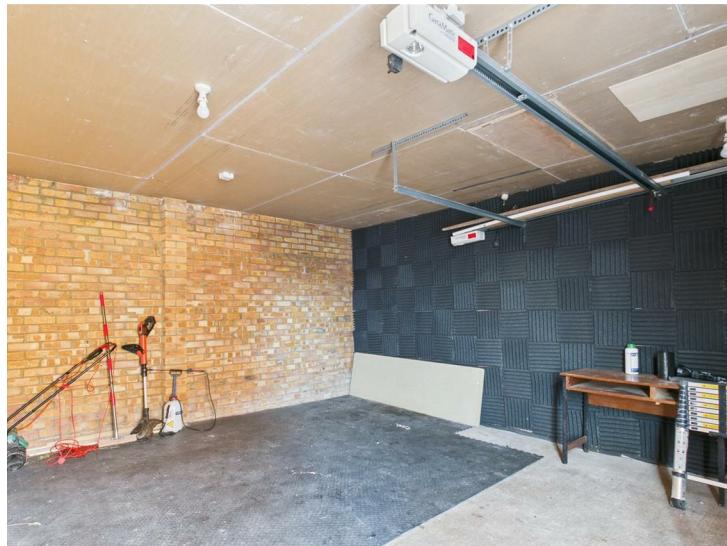


## Side Area



## Double Garage

17'7" x 16'9" (5.36m" x 5.11m")



## Garden



## Material Information

EPC - D - Valid till 24/01/2028

Council Tax Band - E - 2024/2025

Mobile Phone Coverage - Yes - via Ofcom

Broadband Coverage - Yes - via Ofcom

Flood Risk - Very Low - via Gov.UK

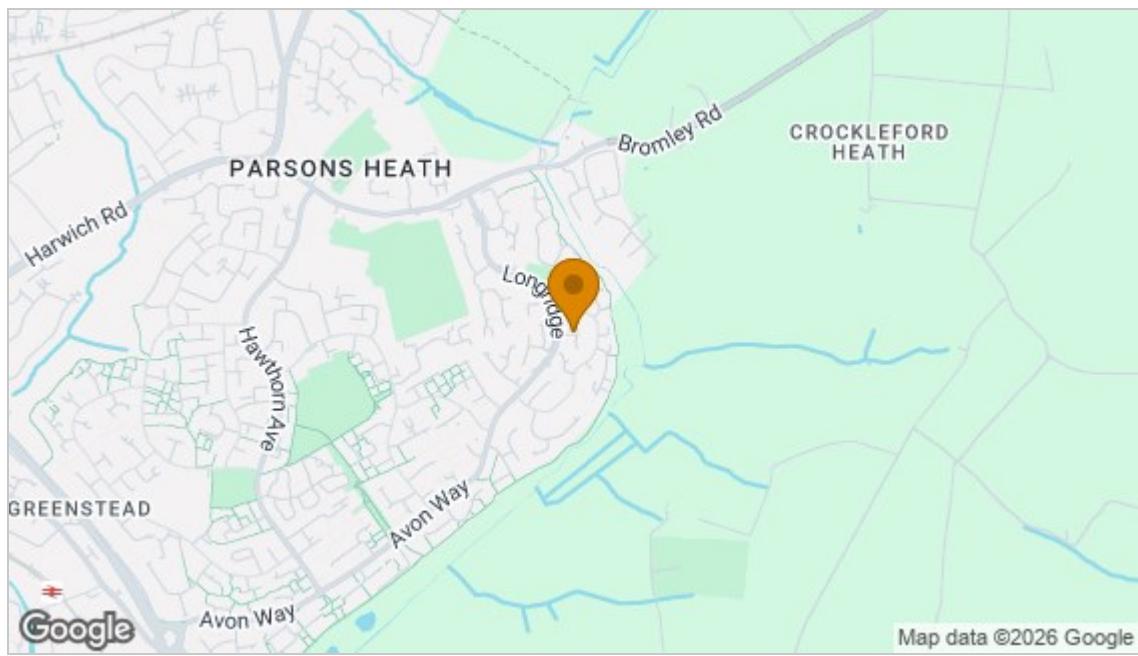
It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

## Anti money Laundering

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

## Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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