



Fullers Close

Colchester, CO5 9JX

Freehold
Tax Band: B

Guide Price £325,000



Boasting a SPACIOUS LOUNGE & SEPARATE DINING ROOM and a single GARAGE & PRIVATE DRIVEWAY is this well presented terraced home. Further offering an entrance porch, CONSERVATORY to rear, refitted kitchen, MODERN SHOWER ROOM, three good-sized bedrooms and PRIVATE GARDEN with SUMMERHOUSE. Ideally located close to KELVEDON'S MAINLINE STATION (serving London's Liverpool Street), local amenities and schooling (incl. the 'Outstanding' St Mary's School)! Contact Hamilton Piers to view!



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GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Entrance door to front, door to:

LOUNGE:

16'9 x 15'2 (5.11m x 4.62m)

Double glazed window to front, stairs rising to the first floor landing, radiator, wood laminate flooring:

DINING ROOM:

9'11 x 8'8 (3.02m x 2.64m)

Double glazed french doors leading to conservatory, radiator, wooden laminate flooring:

KITCHEN:

10' x 7'9 (3.05m x 2.36m)

Double glazed window to rear, wall and base level units, sink and drainer with mixer tap, oven and hob, roll edge worktops, tiled splashbacks, space for appliances.

CONSERVATORY:

8'10 x 8'5 (2.69m x 2.57m)

Double glazed windows to side/rear aspects, french doors leading out onto the rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Doors to:

BEDROOM ONE:

11'3 x 10' (3.43m x 3.05m)

Double glazed window to rear, built in wardrobes.

BEDROOM TWO:

12' x 8'8 (3.66m x 2.64m)

Double glazed window to front, built in wardrobes, radiator.

BEDROOM THREE:

9' x 7'10' (2.74m x 2.39m')

Double glazed window to front, radiator.

SHOWER ROOM:

6'10 x 5'2 (2.08m x 1.57m)

Double glazed window to rear, low level wc, wash hand basin, shower cubicle, partly tiled walls, heated towel rail.

REAR GARDEN:

Fully enclosed and private, patio and decking areas, summerhouse.

GARAGE & DRIVEWAY:

Garage and driveway connected by path to rear garden.

AGENTS NOTES:

Contact Hamilton Piers for more information.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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