



21 Fullers Gate Fullers Close, Kelvedon, Kelvedon, Essex, CO5 9JX

£270,000

- Detached bungalow
- Two bedrooms
- Extended lease
- Garage
- Garden store
- No onward chain

21 Fullers Gate Fullers Close, Kelvedon CO5 9JX

Philip James Estates is pleased to offer the chance to purchase this two-bedroom detached bungalow on a small complex for the over-55s. The property comprises a porch, lounge-diner, main bedroom, second bedroom, hallway with airing cupboard, modern shower room, fitted kitchen with a door that leads to the patio area and the communal gardens, plus it includes a garden store and exclusive use of a garage. It also has an extended lease of 103 years. There is extra parking available. Twice-weekly coffee mornings take place in the residents' lounge (which has a kitchen and WC) – it is possible to reserve this large space for entertaining. There is a visiting Development Manager and a 24-hour Appello call system. Fullers Gate is in an extremely convenient location with the high street accessible via a private path. Amenities include a doctor's, dentists, chemist, post office, and shops including a Coop.



Council Tax Band: C



Porch

Composite entrance door, double glazed window to front aspect, door to :-

Lounge

14'8" x 14'5"

Double glazed windows to front and side aspects, electric radiator, doors to :-

Fitted Kitchen

9'1" x 7'5"

Double-glazed window to rear aspect, a range of base and wall units, a one-and-a-half bowl sink unit with mixer tap, integrated eye-level electric oven, electric hob, under-unit heater, washer-drier, fridge-freezer and tiled splash-back. Double-glazed door leading to patio at rear of property.

Bedroom One

15'11" x 8'9"

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

Bedroom Two

8'9" x 7'8"

Double glazed window to rear aspect, electric radiator.

Bathroom

Double glazed window to rear aspect, walk in double shower, low level WC, wash basin inset to vanity unit. Heated towel rail, tiled walls to compliment.

Patio

To the rear of the bungalow there is a private patio area accessed from the kitchen

Communal Gardens/ Lounge

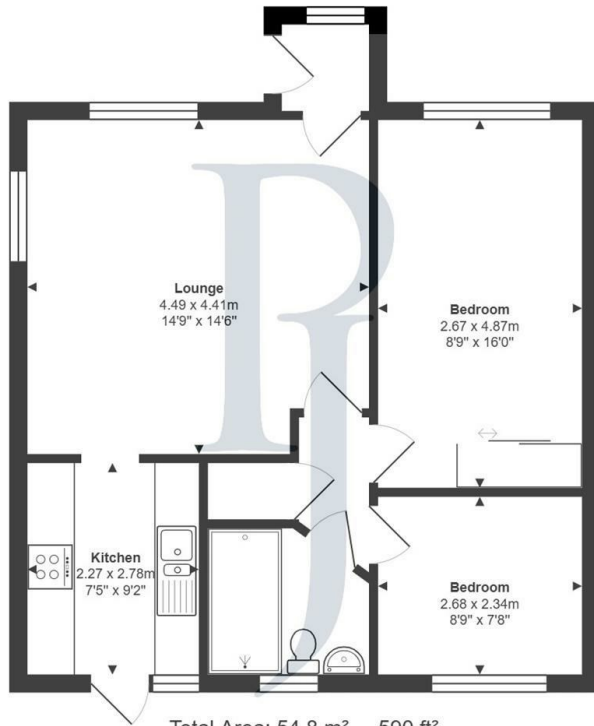
Extensive gardens for residents of the complex together with use of the communal lounge/meeting area.

Garage

Single garage for use of number 21, further parking on a first come basis

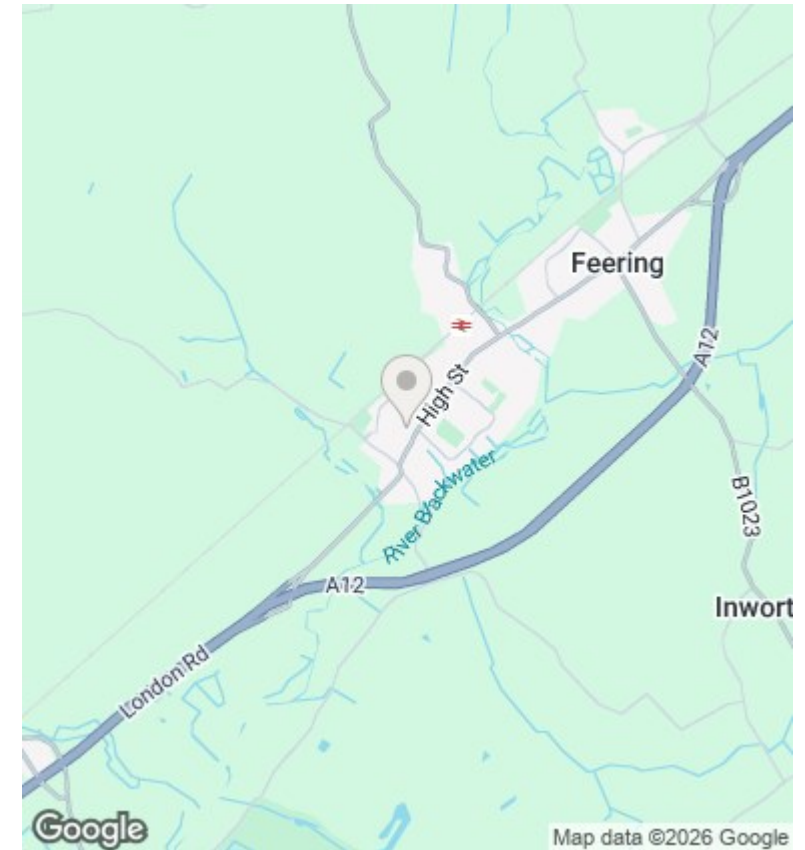






Total Area: 54.8 m² ... 590 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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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) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		