



- Detached Bungalow
- Over 55s Development
- Parking & Communal Gardens
- Living Room
- Kitchen / Diner
- Gas Central Heating
- Two Bedrooms
- Double Glazing

31 Meadow Close, Elmstead, Colchester, Essex. CO7 7HR.

Rarely available detached two bedroom over 55's retirement bungalow, offered for sale with no onward chain. The property benefits from a generous living room with fireplace, kitchen/diner, two bedrooms, wet room, gas central heating and double glazing, access to parking and communal gardens. Located within Elmstead Market with easy walking distance to the village shop and public transport. Guide price £215,000- £225,000



Property Details.

Living Accommodation

Entrance Hall

Wooden front door, radiator, communal assist, cupboard housing boiler, radiator, doors leading:

Living Room



15' 4" x 11' 0" (4.67m x 3.35m) Double glazed windows to side and rear, radiator, electric fireplace.

Kitchen/ Diner

10' 11" x 9' 01" (3.33m x 2.77m) Double glazed window to front and side, radiator, space for dining table, fitted kitchen including a range of wall and base units, laminate work top, tiled splashback, cooker, fridge/freezer and washing machine.

Bedroom One



13' 5" x 10' 10" (4.09m x 3.30m) Double glazed window to side, radiator, fitted wardrobes.

Bedroom Two



9' 2" x 9' 0" (2.79m x 2.74m) Double glazed window to front and side, radiator, currently being used as an additional dining room.

Property Details.

Wet Room



8' 0" x 5' 0" (2.44m x 1.52m) Double glazed obscure window to front, tiled walls, shower, vanity unit, low level WC.

Outside

Communal Garden & Parking



Well kept communal grounds including paved and grassed areas, shared garden storage, off road parking available.

Property Details.

Floorplans

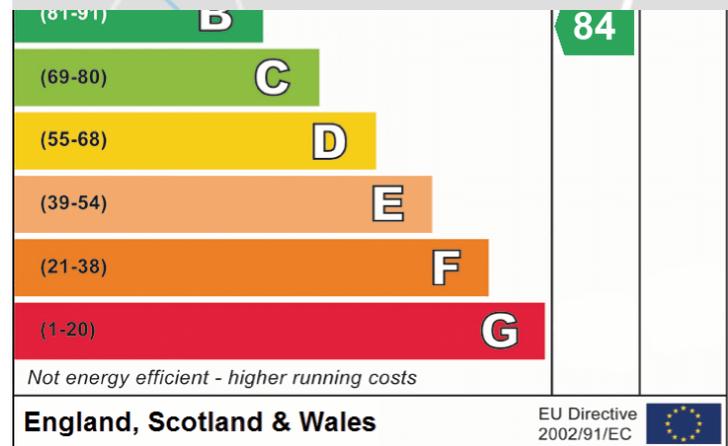
GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq ft (50.9 sq m) approx.

 *All energy ratings have been checked against the appropriate UK Energy Conservation Regulations.
 *All energy ratings are only valid for the appropriate UK properties. Ratings are not applicable in other countries. The plan is for information only and should be used in conjunction with a professional valuation. The energy ratings are for information only and should be used in conjunction with a professional valuation. The energy ratings are for information only and should be used in conjunction with a professional valuation.

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.