



- 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.



# 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.

## Agent Note

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Property doesn't have floor coverings and these photos were taken prior.

# Property Details.

## Floorplans

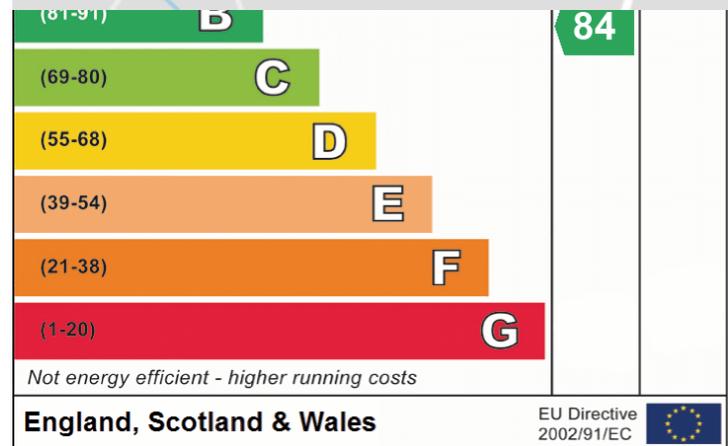
GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



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

 \*All energy ratings have been checked against the accuracy of the Energy Certificate Data measurements.  
 \*All energy ratings are only valid for the applicable EPC category. Ratings are not valid for the  
 duration of the contract. The plan is for information purposes only and should be used in conjunction with  
 a professional valuation. The Energy Certificate and Energy Report can be viewed on the EPC register.  
 \*\* To view details of the Energy Certificate go to: www.ecregister.gov.uk

## 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.