



## Fulmar Close, Longridge, Colchester, CO4 3FJ

Asking price £300,000

NO ONWARD CHAIN. THREE BEDROOM DETACHED BUNGALOW WITH ENSUITE SHOWER ROOM & DOUBLE GARAGE. Situated in a quiet cul-de-sac, yet close to local amenities. The property is a spacious, comfortable and well presented family home. A chance to make it your own, the house is in need of some modernisation and this is reflected in the asking price. The accommodation comprises a lounge with a door leading to the garden, kitchen / dining room, an en-suite shower room to the principal bedroom, family bathroom and 2 further bedrooms. All three bedrooms have fitted wardrobes. To the rear is a fully enclosed patio and garden with a further garden to the side. The front driveway provides off street parking and leads to the double garage. Offered for sale with no ongoing chain.

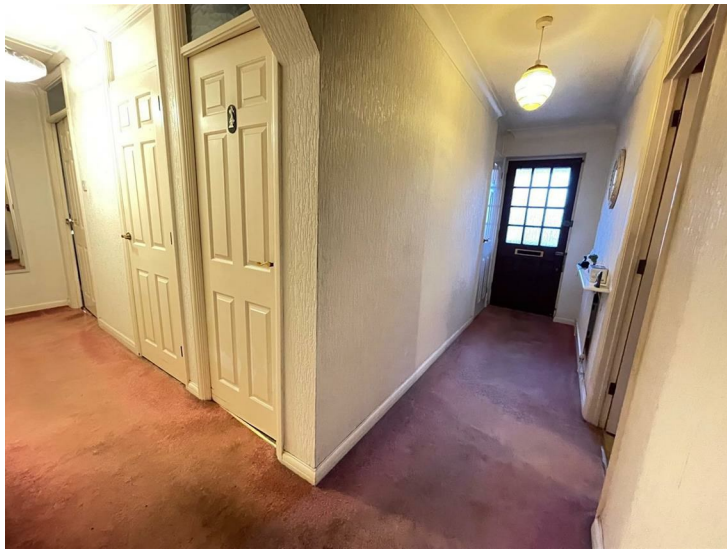


## Porch



Covered porch with quarry tiled floor

## Entrance Hall



L shaped hallway with Built-in cloaks and airing cupboards, access to boarded loft space with fitted ladder and light and the possible potential to convert (subject to planning), radiator

## Lounge

22'6" x 12'3" (6.88 x 3.75)



Windows to two sides plus door leading to the garden, two radiators

## Kitchen / Dining Room

17'4" x 8'2" (5.30 x 2.51)



Windows to the front and side, fitted with a range of floor and wall mounted units and roll top work surfaces, inset double stainless steel sink unit with mixer taps over. Free standing electric cooker with oven and hob, washing machine, dishwasher and two fridge freezers all to remain.



### Bedroom One

11'11" x 11'1" (3.65 x 3.38)



Window to the front, fitted wardrobes, radiator

### Bedroom Two

10'8" x 8'5" (3.26 x 2.57)



Window to the rear, built-in wardrobe, radiator

### EnSuite Shower Room

8'6" x 3'5" (2.61 x 1.05)



Window to the front, tiled shower cubicle, vanity wash basin and low level WC, radiator

### Bedroom Three

8'5" x 6'11" (2.57 x 2.11)



Window to the rear, built-in wardrobe, radiator



### Family Bathroom

8'10" x 4'11" (2.71 x 1.52)



Window to the front, suite comprising paneled bath with mixer tap shower attachment over, vanity wash basin with cupboard under and low level WC, radiator

### Double Garage

17'10" x 16'7" (5.46 x 5.07)



Two independent vehicular doors to the front and personnel door to the side leading to the garden, power and light fitted, eaves storage space.

Driveway parking to the front for two cars.

### Rear Garden

20 x 50 (6.10m x 15.24m)



Fully enclosed rear garden with paved seating area adjacent to the property leading onto a good size lawn with flower and shrub border, personnel door to the garage and gated access to the front.

### Side Garden



Raised border with mature shrubs and flowers

### Agents Note

The property was underpinned between 25 to 30 years ago as instructed by Bovis Homes, the original builder under the NHBC warranty scheme. There have been no problems with the property since and it is insured using normal building insurance at standard rates.

### AML Legislation

We are required by law to conduct anti-money laundering checks on all those 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 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, directly to Lifetime Legal, in advance of us issuing a memorandum of sale 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

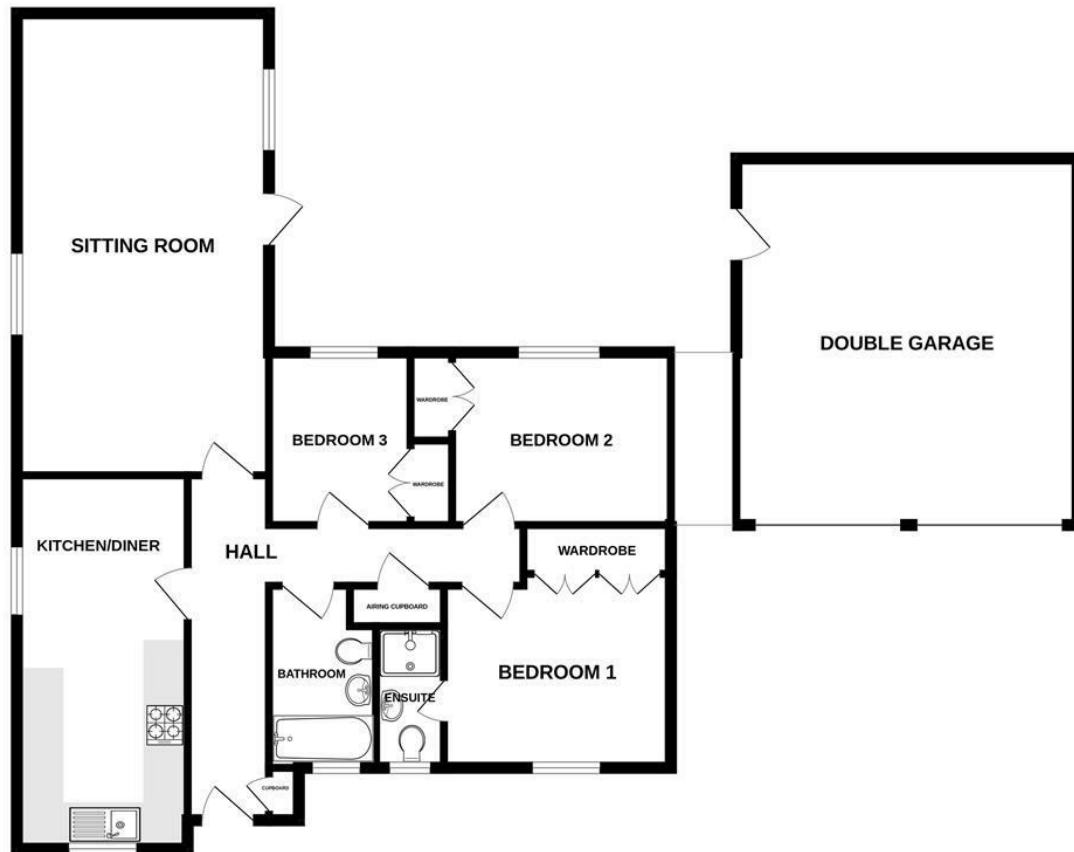
### DISCLAIMER

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,

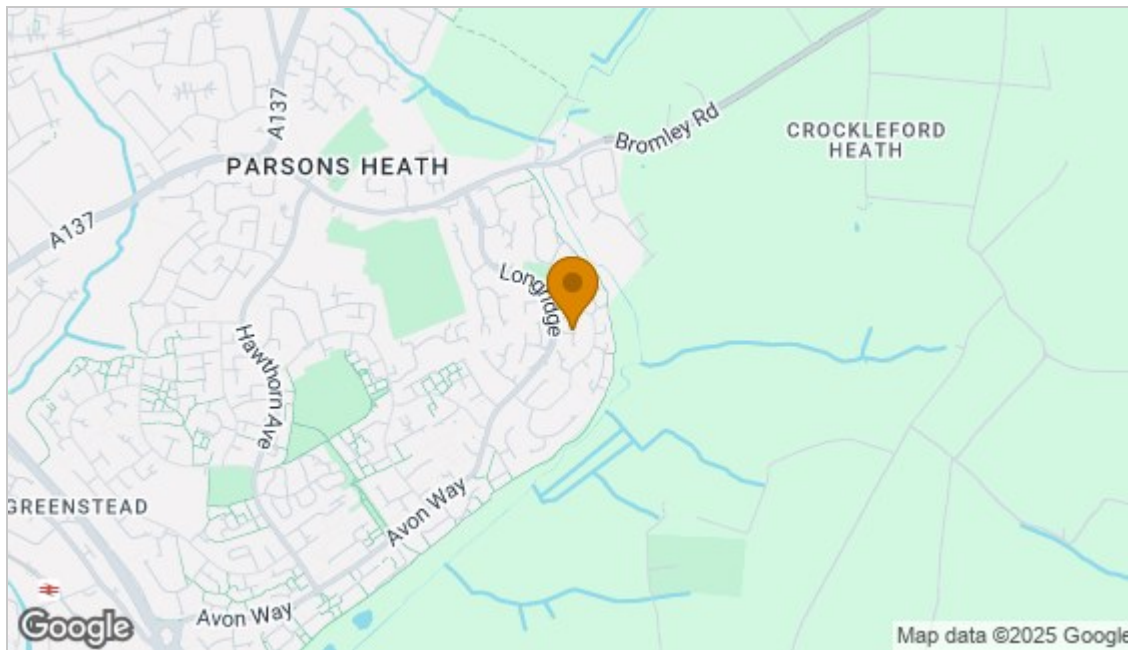
please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>58</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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