



Tollgate Court, London Road, Stanway, CO3 0RE

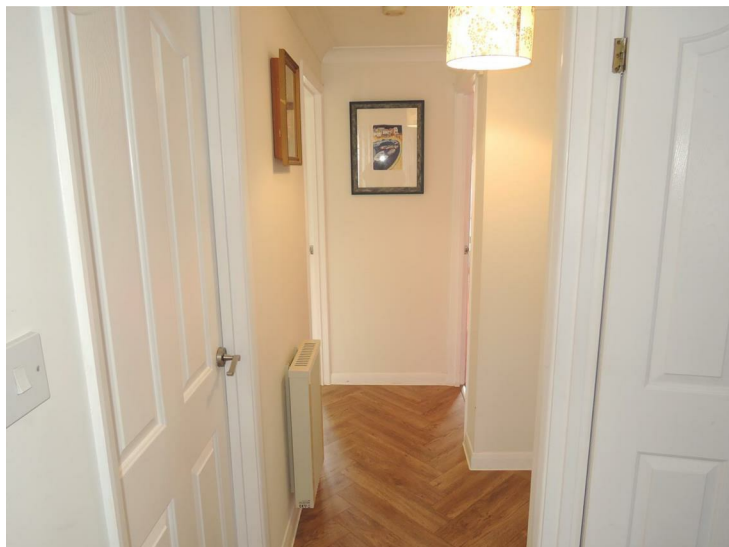
Guide price £240,000

Offered for sale with NO ONWARD CHAIN, the opportunity has arisen to purchase this extremely well presented two bedroom bungalow. Located in a private courtyard setting, the property presents a move in ready purchase and could suit buyers wishing to pursue a speedy exchange of contracts and completion. Tollgate Court is conveniently located for the A12 and the Tollgate retail centre. The bungalow briefly consists of two good size bedrooms, modern fitted kitchen, lounge and shower room. There are two allocated parking spaces and a nicely enclosed rear garden.

Communal Entrance Door:

Leading into an enclosed right of way with personal door leading to:

Reception Hall:



Access to insulated, lit and part boarded loft space, electric heater, door to:

Lounge:

15'2" x 9'4" (4.63 x 2.85)



With double glazed French doors leading onto the rear garden.

Kitchen:

14'9" x 7'9" (4.51 x 2.38)



A well proportioned kitchen with modern fitted units comprising of worksurfaces with cupboards and drawers under and matching eye level units, inset single bowl stainless steel sink

unit with mixer taps, inset four ring electric hob, Neff eyelevel oven, integrated fridge/freezer, washer/dryer to remain, pullout larder style storage unit, plumbing for washing machine, part tiling to walls, double glazed window to rear and double glazed door leading onto rear garden, airing cupboard housing lagged copper cylinder with immersion heater,

Bedroom One:

12'8" x 8'0" (3.88 x 2.46)



Double glazed window to front, heater.

Bedroom Two:

9'1" x 9'0" (2.78 x 2.76)



Double glazed window to front, heater.

Shower Room:

7'3" x 5'10" (2.22 x 1.79)



White three piece suite comprising of shower with Aqualisa electric shower, pedestal wash hand basin, close coupled W.C. extractor fan, radiator.

Garden:

40 (12.19m)



The rear garden is nicely enclosed by wooden fence panelling, lawned area with shrubs around, outside tap, gated access to the front.

Outside Front

To the immediate front of the property is off road parking for up to two vehicles.

Material Information

Local Authority: Colchester City Council

Council Tax Band 'B'

Freehold

Broadband Speeds between 4-1000 MBPS

Mains electricity, water and sewerage connected.

AML Legislation

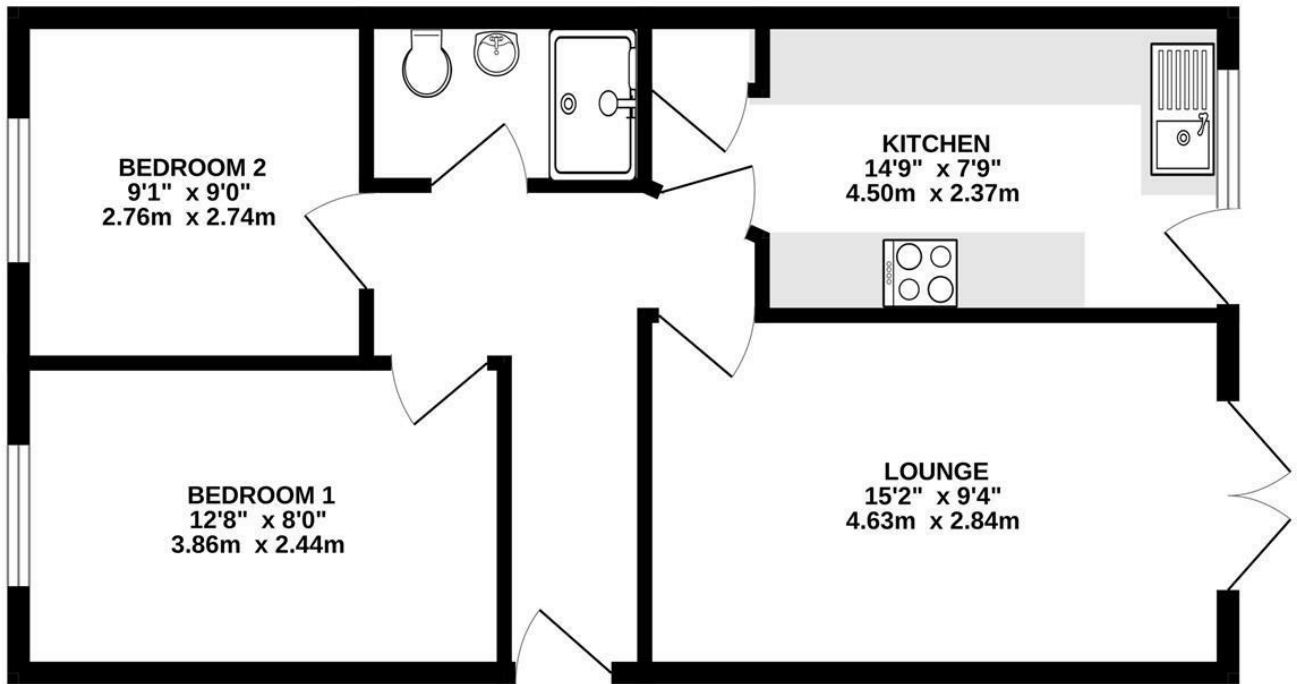
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on

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

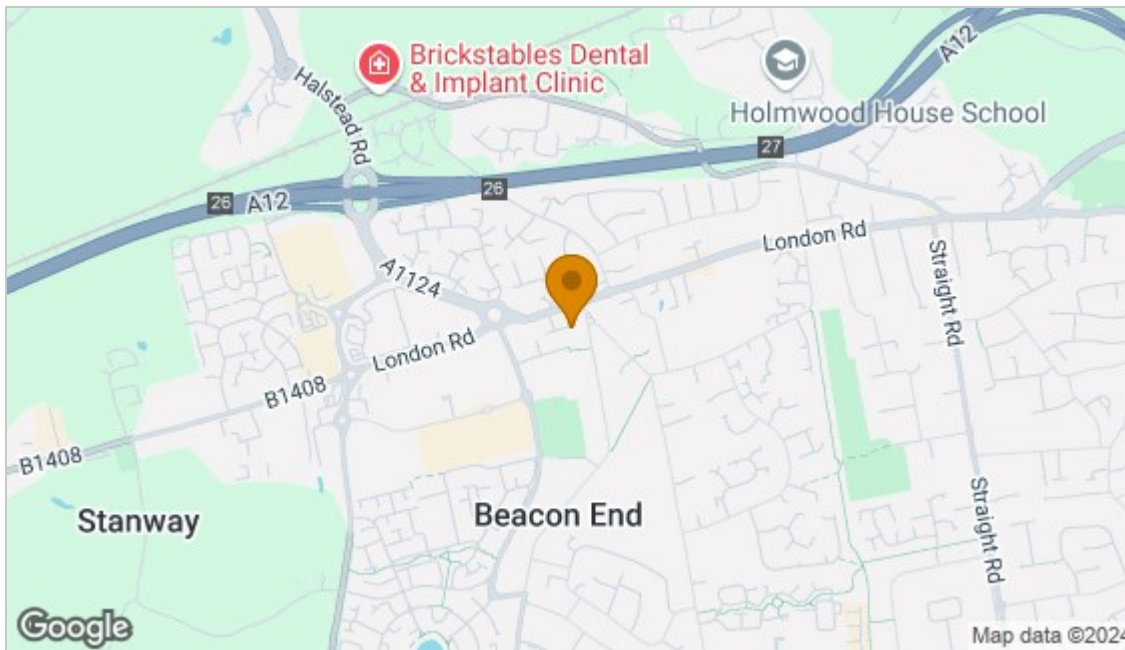
Disclaimer:

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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) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 36 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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