



- Detached Bungalow
- No Onward Chain
- Off Road Parking & Garage
- Double Glazing
- Gas Central Heating
- Family Bathroom
- En Suite
- Kitchen/Diner
- Oak Internal Doors Throughout

**Yule Lodge, Holly Way, Elmstead, Colchester, Essex. CO7 7YG.**

Guide Price £375,000 to £400,000. Well positioned in the popular residential road of Holly Way is this detached bungalow in the popular village of Elmstead, close by to excellent local primary school, village amenities and good A120/A12 access. This bungalow is offered for sale with no onward chain and highlights to include three bedrooms, bathroom, en suite, kitchen/dining room, living room, conservatory, garage, low maintenance garden and ample off road parking.



# Property Details.

## All one one level

### Porch

Front door opening into porch.

### Hallway

Airing cupboard, storage cupboard and doors leading to:

### Lounge



19' 3" x 11' 5" (5.87m x 3.48m) Double glazed window to rear, two radiators, fireplace, oak double doors.

### Conservatory



8' 0" x 7' 3" (2.44m x 2.21m) Double glazed windows to side and rear, patio door to rear.

### Kitchen/Diner



12' 6" x 12' 0" (3.81m x 3.66m) Window to front and side, Inset spot lights, radiator, range of wall and base units, laminate worktop, space cooker, washing machine, inset sink, wall mounted boiler, open plan onto Dining area.

### Bedroom



13' 10" x 12' 0" (4.22m x 3.66m) Double glazed window to rear, radiator, door to en suite.

# Property Details.

## En- Suite



Inset spot lights, radiator, corner shower encloser, low level WC, wash hand basin.

## Bedroom

12' 0" x 9' 6" (3.66m x 2.90m) Double glazed window to front, radiator.

## Bedroom

13' 10" x 7' 10" (4.22m x 2.39m) Double glazed window to rear, radiator.

## Bathroom



Double glazed window to front, tiled floor, inset spot lights, part tiled walls, panelled bath low level WC and vanity unit.

## Outside

### Gardens

Low maintenance rear garden laid to patio, green house, retained by fencing, side access to driveway.

## Garage and Parking



17' 3" x 7' 7" (5.26m x 2.31m) Off road parking via the driveway, garage with power and up and over door.

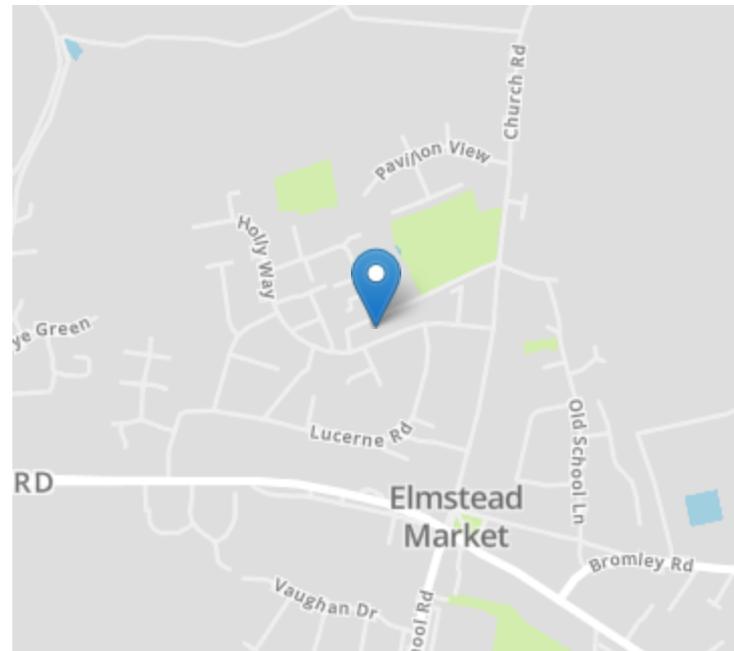
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 1219 sq.ft. (113.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of spaces are given as an approximate 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.

## Location



## Energy Ratings

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.