

Offers in Excess of

£290,000



- Semi Detached House
- Off Road Parking & Garage
- No Onward Chain
- Living Room & Conservatory
- Kitchen
- Double Glazed & Gas Central Heating
- South Facing Rear Garden
- Viewing Advised

51 Lucerne Road, Elmstead, COLCHESTER, Essex. CO7 7YB.

A three bedroom semi detached house is situated in this sought after village with excellent local schooling and countryside walks on the doorstep. This property has three bedrooms, first floor bathroom, lounge/diner, kitchen, conservatory, front and rear garden, garage along with ample parking for several cars. Offered for sale with no onward chain.



Property Details.

Ground Floor

Entrance Hall

 $12^{\circ}\,6^{\circ}\,x\,6^{\circ}\,1^{\circ}\,$ (3.81m x 1.85m) UPVC front door, radiator, storage cupboard.

Kitchen

12' 4" x 9' 0" (3.76m x 2.74m) Double glazed window to front, range of wall and base units, part tiled walls, wall mounted boiler, laminate worktop, stainless/steel sink with over head fan, cooker, space for fridge/freezer, washing machine and dish washer.

Living Room



15' 10" \times 12' 09" (4.83m \times 3.89m) Double glazed window to front, French doors, under stairs storage, inset spot lights.

Conservatory



 $13'\,11''\,x\,8'\,11''$ (4.24m x 2.72m) Double glazed windows to side and rear, French doors, tiled floor.

First Floor

Landing

Window to side, airing cupboard, loft access.

Bedroom



 $12'08" \times 9'01"$ (3.86m x 2.77m) Double glazed window to front, radiator, fitted wardrobes.

Bedroom



 $12'11" \times 9'3"$ (3.94m x 2.82m) Double glazed window to rear, radiator.

Property Details.

Bedroom



7' 09" x 6' 9" (2.36m x 2.06m) Double glazed window to rear, radiator.

Family Bathroom



Double glazed obscure window to front, towel rail, tiled floor and walls, white suite including low level WC, wash hand basin and panelled bath with over head shower and bi folding screen.

Outside

Off Road Parking & Garage

Off road parking to the front leading to the garage with the remaining front garden laid to lawn.

Rear Garden





Low maintenance rear garden mainly laid to patio, also including fish pond, side access and retained by fencing.

Property Details.

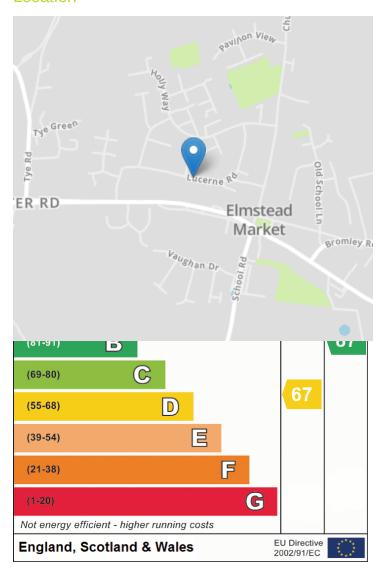
Floorplans



White every stamps has been made to ensure the accuracy of the Bright J REPTON.

White every stamps has been made to ensure the accuracy of the Brophin contained her, measurement of doors, windows, sooms and any other terms are approximate and no responsibility is taken for any entry, or making the stamps of the stamps of

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.

