



- 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' 6" x 6' 1" (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" x 12' 09" (4.83m x 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" x 9' 01" (3.86m x 2.77m) Double glazed window to front, radiator, fitted wardrobes.

Bedroom



12' 11" x 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.

