



- Semi Detached Cottage
- Front & Rear Garden
- Semi Rural Position
- No Onward Chain
- Two Bedrooms
- Newly Fitted Kitchen & Bathroom
- New Flooring Throughout
- Double Glazing

6 Broad Lanes, Elmstead, Colchester, Essex. CO7 7HA.

****£240,000-£250,000 Guide Price**** A charming cosy cottage recently been improved by the current owners including newly fitted kitchen, bathroom, flooring and a re wire. Situated in a semi rural location of Elmstead offering good access to Essex University, mainline train station with fast links to London Liverpool Street in just over the hour. Offered with no onward chain and highlights include, lounge, kitchen/breakfast room, utility, first floor bathroom and two first floor bedrooms. Rear garden backing onto open farm land the frontage is separated from the road side and street parking available.



Property Details.

Ground Floor

Lounge



3.27m x 3.26m (10' 9" x 10' 8") Double glazed window to front, electric radiator, UPVC door.

Kitchen/Breakfast Room



3.55m x 2.42m (11' 8" x 7' 11") Inset spot lights, tiled floor, shaker style fitted kitchen with laminate worktop, a range of wall and base units, integrated oven, hob, stainless steel sink with left hand drainer, tiled splash back, space for washing machine and fridge/freezer.

Utility Room

1.47m x 1.38m (4' 10" x 4' 6") Window to side, door opening onto the rear garden.

Ground Floor Bathroom



2.57m x 2.22m (8' 5" x 7' 3") Double glazed obscure window to rear, inset spot lights, electric radiator, tiled floor and part tiled walls, panelled bath, low level WC, wash hand basin.

First Floor

Landing

Doors leading to:

Bedroom One



3.37m x 3.33m (11' 1" x 10' 11") Double glazed window to front, electric radiator.

Property Details.

Bedroom Two



2.68m x 2.46m (8' 10" x 8' 1") Double glazed window to rear, electric radiator,

Outside

Frontage



Front garden with foot path leading to the entrance door, low level picket fencing, space for parking.

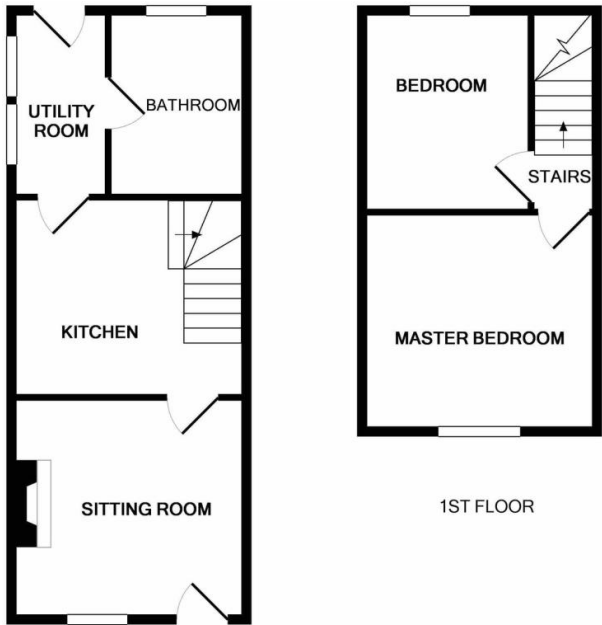
Rear Garden



Private enclosed garden mainly laid to lawn retained by fencing and gated access leading to countryside walks.

Property Details.

Floorplans

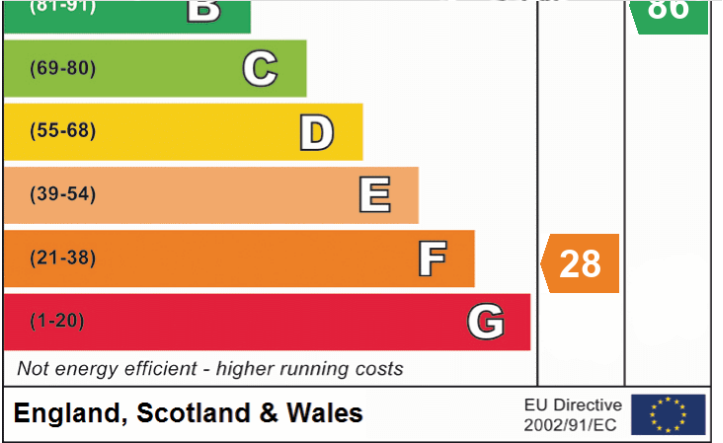
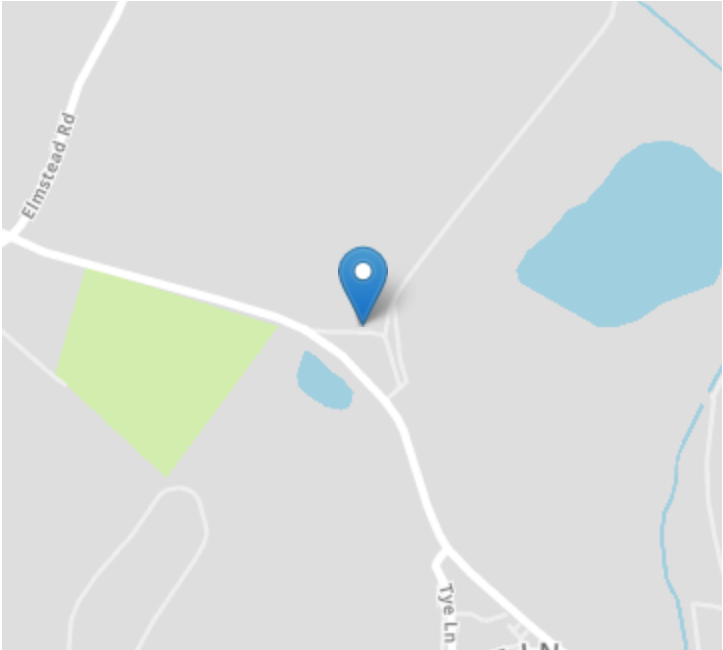


GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.