



- Semi Detached Chalet Bungalow
- Three Bedrooms
- Off Road Parking & Garage
- Rear Garden
- Walking Distance To Local Primary School
- Gas Central Heating & Double Glazing
- No Chain & Vacant Possession

32 Holly Way, Elmstead, Colchester, Essex. CO7 7YG.

A wonderful family home on the doorstep of a good primary school in the sought after Village of Elmstead. This Semi Detached house offering great potential for the next owner. Including three first floor bedrooms and bathroom, kitchen, lounge, dining room, rear garden, off road parking and garage. Elmstead offers village life within minutes of Colchester and access to railway stations in Wivenhoe and Colchester. Viewings now happening.



Property Details.

Ground Floor

Entrance Hall

5' 01" x 3' 07" (1.55m x 1.09m) Wooden front door, window to side.

Dining Room



19' 07" x 10' 04" (5.97m x 3.15m) Double glazed window and French Doors to rear, radiator, wall lights, under stairs storage, stairs to first floor.

Living Room



16' 04" x 9' 11" (4.98m x 3.02m) Double glazed window to front, feature fireplace, radiator.

Kitchen



10' 04" x 8' 11" (3.15m x 2.72m) Double glazed window to rear, wooden back door, fitted kitchen, white gloss kitchen, laminate worktop, tiled floor, stainless steel sink with one and a half bowl, left hand drainer, space for cooker, fridge/freezer.

First Floor

Landing

11' 07" x 5' 10" (3.53m x 1.78m) Loft access, doors leading to:

Bedroom



14' 0" x 9' 01" (4.27m x 2.77m) Double glazed window to rear, radiator, fitted wardrobes.

Property Details.

Bedroom



10' 04" x 8' 11" (3.15m x 2.72m) Double glazed window to front, radiator.

Bedroom



9' 0" x 7' 06" (2.74m x 2.29m) Double glazed window to rear, radiator.

Family Bathroom



11' 01" x 4' 04" (3.38m x 1.32m) Double glazed obscured window to side, panelled bath, low level WC, wash hand basin, radiator.

Outside

Off Road Parking & Garage

Stoned driveway creating off road parking for several vehicles leading to the garage.

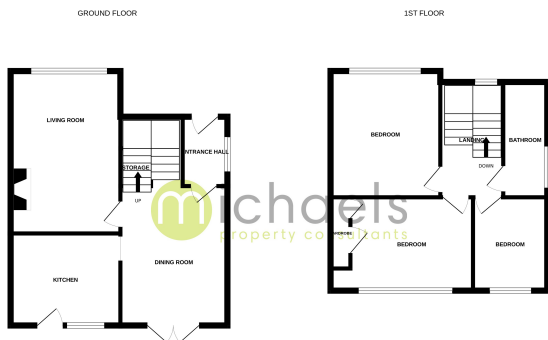
Rear Garden



Enclosed rear garden mainly laid to lawn, retained by fencing.

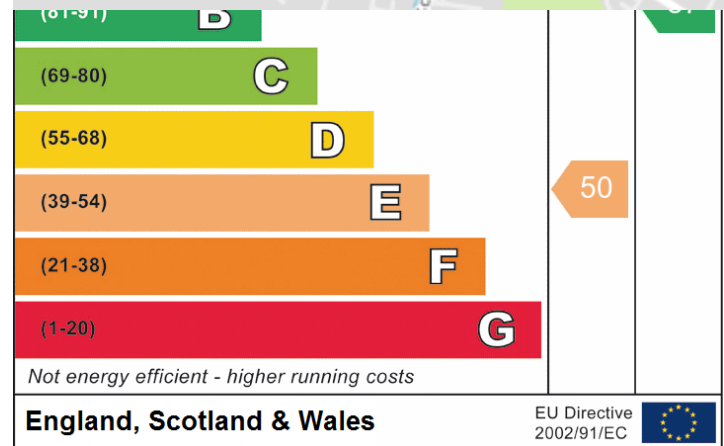
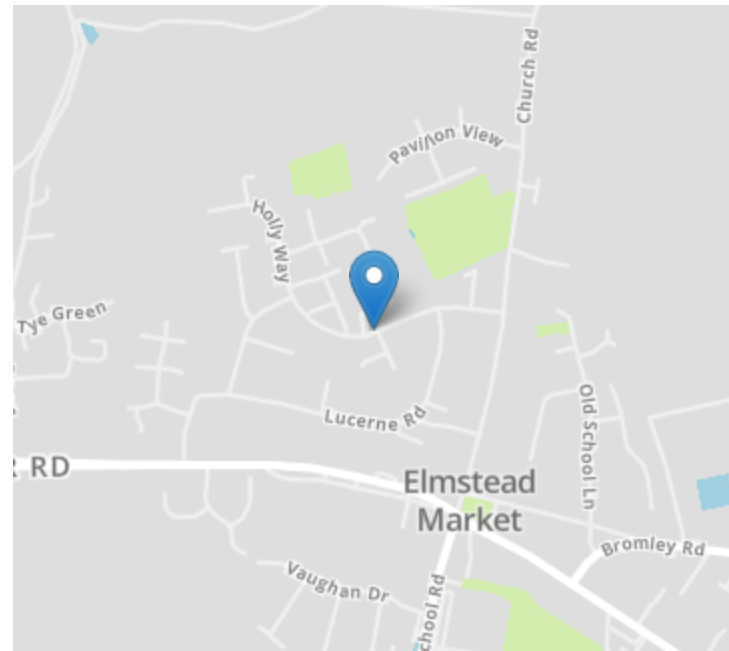
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained herein, the accuracy of these floorplans cannot be guaranteed and the purchaser is advised to verify the accuracy of the floorplans. The floorplans are for general guidance only and should not be used as a basis for any production purchase. The services, systems and appliances shown may not be tested and not guaranteed to be in full compliance with any applicable laws.

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.