



- An Excellent First Time Buy Or Investment Property
- Three Bedrooms
- Family Bathroom , En-Suite Shower Room And Downstairs WC
- Lounge/Diner With French Doors And Skylights
- Further Reception Room Or Study
- Generous Driveway And Detached Garage
- Within Close Proximity To Essex University And Hythe Train Station

45 Elmstead Road, Colchester, Essex. CO4 3AA.

An excellent opportunity to purchase this three bedroom end of terrace house located within minutes of Essex University and Colchester Hythe Train Station. Offering three/four generous bedrooms this spacious home would be ideal for first time buyer or any investor looking to grow their portfolio. Positioned within close proximity of good local amenities and transports links to either Colchester Town or beyond. Internally, to the ground floor the property offers an entrance hall, downstairs cloakroom, fitted kitchen, a study or bedroom four and a generous lounge/diner with French doors and two skylights allowing for maximum natural light.



Property Details.

Ground Floor

Entrance Hall

With double glazed entrance door, stairs to the first floor, radiator.

WC

With double glazed window to front low level WC, hand basin, radiator.

Kitchen



9' 5" x 8' 5" (2.87m x 2.57m) Fitted with modern units and work surfaces with cupboards and drawers under, built in four ring gas hob, electric oven, with extractor fan over, one and a half bowl sink unit with mixer taps, plumbing for washing and dishwasher, space for fridge/freezer, wall mounted cabinets, double glazed window to the front, radiator.

Study/Bedroom Four

8' 5" x 7' 6" (2.57m x 2.29m) Double glazed bay window to the side, radiator.

Lounge/Diner



5' 7" x 14' 7" (4.75m x 4.44m) Double glazed French doors and windows to the rear garden, double glazed window to the side, feature fire place, radiator, two skylight windows.

First Floor

Landing

With doors to;

Bedroom One



11' 7" x 10' 8" (3.53m x 3.25m) Two double glazed windows to the front, radiator, built in wardrobe.

Property Details.

En-Suite



With shower cubicle, low level WC, hand basin, double glazed window to the front.

Bedroom Two



9' 1" x 8' 8" (2.77m x 2.64m) Double glazed window to the rear, radiator.

Bedroom Three

8' 7" x 6' 1" (2.62m x 1.85m) Double glazed window to the rear, radiator.

Bathroom



Fitted with a modern suite comprising of low level WC, hand basin, panelled bath with mixer taps and shower attachment, half tiled walls, double glazed window to the side.

Outside

Rear Garden



Enclosed by brick walling and panelled fencing with gated side access. The garden offers a patio area and lawn.

Driveway

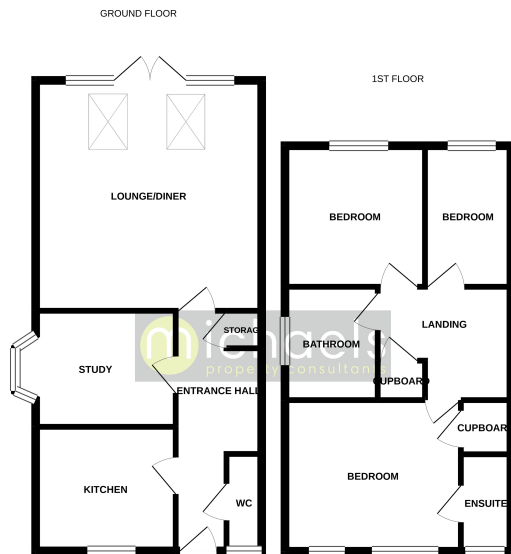
Located to the side of the property and enclosed by five bar gates. Provides access to the garage.

Garage

With up and over door to front, power and light connected.

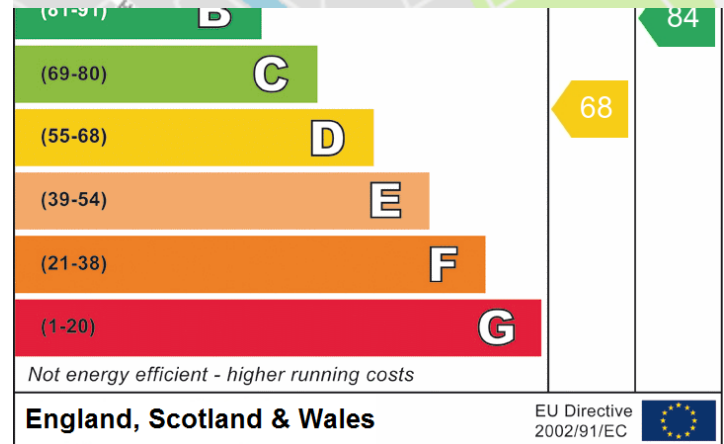
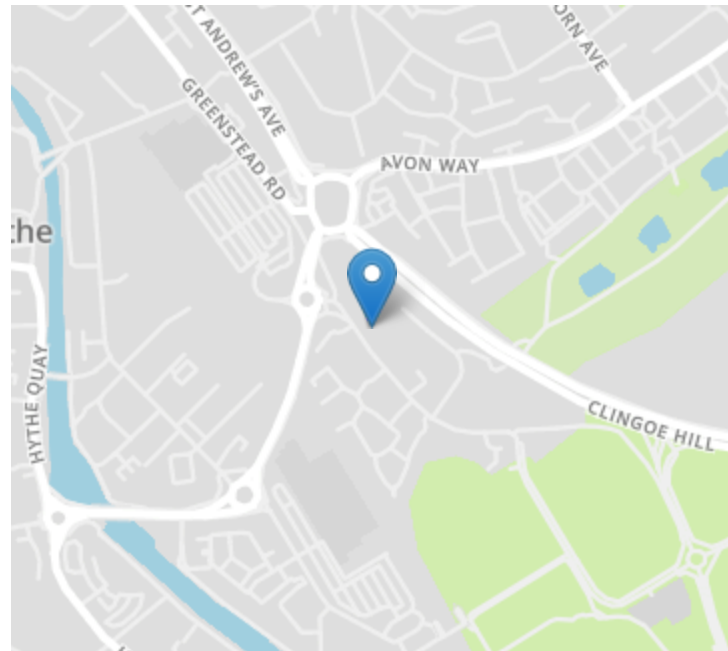
Property Details.

Floorplans



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
Made with floorplan ©2020

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.