



- Three Bedroom
- Village Location
- Modern Throughout
- Great Garden
- Garden And Parking
- Lounge And Dining Room

**41 Colchester Road, Elmstead,
Colchester, Essex. CO7 7ED.**

A beautifully presented terraced home in this sought after village to the east of Colchester offering excellent A120/A12 access, good schooling and local amenities. Offering three bedrooms, first floor bathroom, lounge, dining room, kitchen all modernised and ready to move in to. Outside there is a wonderful garden, garage and parking. Call for more information.



Property Details.

Ground Floor

Entrance Hall

Stairs to first floor and door to.

Lounge



14' 8" x 12' 7" (4.47m x 3.84m) Window to front, radiator, wood effect flooring doors to.

Dining Room



12' 6" x 7' 2" (3.81m x 2.18m) Wood effect flooring, door to garden, radiator, door to kitchen.

Kitchen



10' 3" x 9' 3" (3.12m x 2.82m) Window and door to rear, tiled floor, a modern range of fitted units and drawers with worktops over, range cooker with stainless steel splash back and extractor over, inset sink, matching eye level units and fitted appliances.

First Floor

Bedroom One



14' 1" x 9' 8" (4.29m x 2.95m) Window to front, radiator, fitted cupboards.

Property Details.

Bedroom Two



11' 0" x 8' 9" (3.35m x 2.67m) Window to rear, radiator.

Bedroom Three



9' 1" x 7' 6" (2.77m x 2.29m) Window to front, radiator, fitted cupboard.

Bathroom



Window to rear, tiled walls, whirlpool bath, wash hand basin, WC, heated towel rail.

Outside

Garden



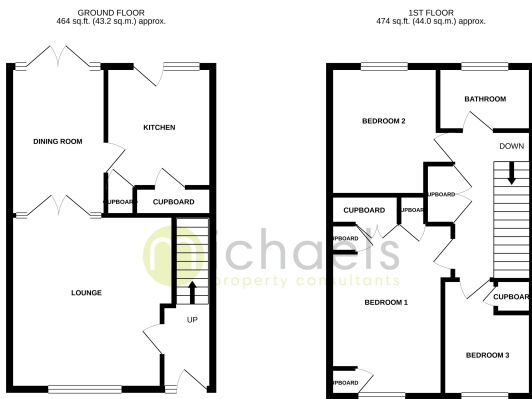
Mainly laid to lawn, all enclosed by panel fencing, raised decking area, garden shed and gated rear access.

Garage and Parking

Garage en-bloc with up and over door and parking in front.

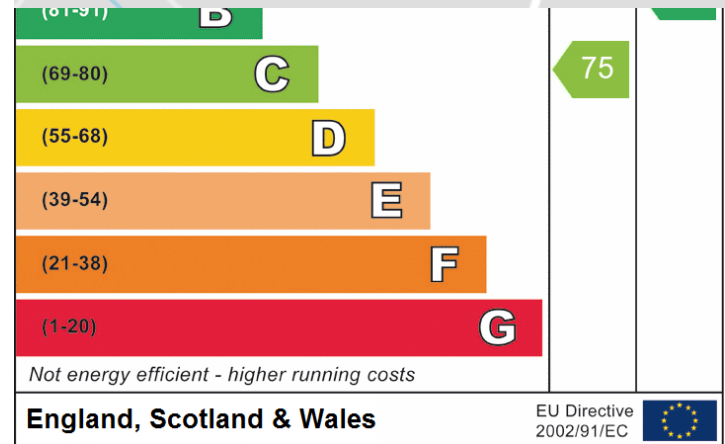
Property Details.

Floorplans



TOTAL FLOOR AREA - ROOMS IN () IS IN M² METERS.
While every effort has been made to ensure the accuracy of the floor plan, measurements of walls, windows, doors and other features are approximate and do not constitute a guarantee of accuracy. The plan is for illustrative purposes only and should not be relied upon for the purchase of a property. The plan is for illustrative purposes only and should not be relied upon for the purchase of a property. The plan is for illustrative purposes only and should not be relied upon for the purchase of a property.

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.