



- Detached Bungalow
- No Onward Chain
- Off Road Parking & Garage
- Double Glazing
- Gas Central Heating
- Family Bathroom
- En Suite
- Kitchen/Diner
- Oak Internal Doors Throughout

## **Yule Lodge, Holly Way, Elmstead, Colchester, Essex. CO7 7YG.**

Guide Price £375,000 to £400,000. Well positioned in the popular residential road of Holly Way is this detached bungalow in the popular village of Elmstead, close by to excellent local primary school, village amenities and good A120/A12 access. This bungalow is offered for sale with no onward chain and highlights to include three bedrooms, bathroom, en suite, kitchen/ dining room, living room, conservatory, garage, low maintenance garden and ample off road parking.



# Property Details.

## All one one level

### Porch

Front door opening into porch.

### Hallway

Doors leading to:

### Lounge



19' 3" x 11' 5" (5.87m x 3.48m) Double glazed window to rear, 2 radiators, fireplace, oak double doors.

### Conservatory



8' 0" x 7' 3" (2.44m x 2.21m) Double glazed windows to side and rear, patio door to rear.

### Kitchen/Diner



12' 6" x 12' 0" (3.81m x 3.66m) Window to front and side, Inset spot lights, radiator, range of wall and base units, laminate worktop, space cooker, washing machine, inset sink, wall mounted boiler, open plan onto Dining area.

### Bedroom



13' 10" x 12' 0" (4.22m x 3.66m) Double glazed window to rear, radiator, door to en suite.

# Property Details.

## En- Suite



Inset spot lights, Radiator, corner shower encloser, low level WC, wash hand basin.

## Garage and Parking



17' 3" x 7' 7" (5.26m x 2.31m)

## Bedroom

12' 0" x 9' 6" (3.66m x 2.90m) Double glazed window to front, radiator.

## Bedroom

13' 10" x 7' 10" (4.22m x 2.39m) Double glazed window to rear, radiator.

## Bathroom



Double glazed window to front, tiled floor, inset spot lights, part tiled walls, paneled bath low level WC and vanity unit.

## Outside

## Gardens

# Property Details.

## Floorplans

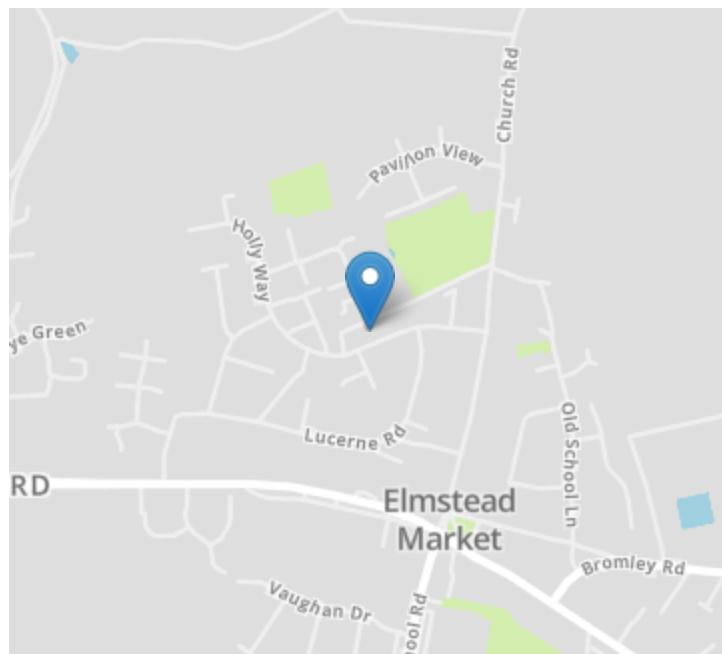


GROUND FLOOR  
1219 sq.ft. (113.3 sq.m.) approx.

michaels  
property consultants

TOTAL FLOOR AREA: 1219 sq.ft. (113.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of individual rooms and of the house as a whole, are approximate. The floorplan is for illustrative purposes only and should be used as such by any architect or surveyor. The floorplan is not to scale. The floorplan is for illustrative purposes only and should be used as such by any architect or surveyor. The floorplan is not to scale.

## Location



## Energy Ratings

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.

