



- Residing To The North Of Colchester
- Offered To The Market With No Onward Chain
- Ample Off Road Parking
- Close To An Array Of Excellent Amenities & Schooling
- Three Well Proportioned First Floor Bedrooms
- Modern Kitchen/Dining Area
- Landscaped Garden With Raised Decking
- Parsons Heath District
- Well Presented & Maintained Throughout

1a Elwes Close, Colchester, Colchester, Essex. CO4 3EF.

*Guide Price of £325,000 - £350,000 * An excellent example of a three-bedroom semi-detached family home, conveniently positioned in the Parsons Heath district to the north of Colchester. This desirable location offers close proximity to a range of primary and secondary schools, as well as easy access to essential amenities and transport links. Presented to the market in excellent condition, this spacious home is arranged over two floors. The ground floor features a welcoming entrance hallway, leading to a modern shower room. The impressive living space includes a generous living room and a contemporary kitchen/dining area with tiled flooring, integrated appliances, and French doors opening onto a low-maintenance rear garden. Upstairs, the first floor hosts three well-proportioned bedrooms and a separate cloakroom.



Property Details.

Ground Floor

Hallway



15' 9" x 5' 1" (4.80m x 1.55m)

Bathroom



8' 2" x 6' 4" (2.49m x 1.93m)

Living Room



15' 10" x 13' 7" (4.83m x 4.14m)

Kitchen/Dining Area



15' 9" x 12' 6" (4.80m x 3.81m)

Property Details.

First Floor

Bedroom One



12' 1" x 9' 6" (3.68m x 2.90m)

Bedroom Two



14' 0" x 10' 0" (4.27m x 3.05m)

Bedroom Three/Study



8' 5" x 6' 10" (2.57m x 2.08m)

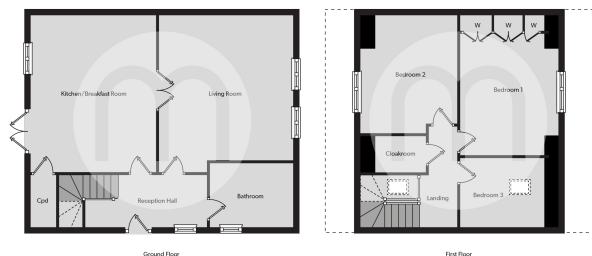
Outside



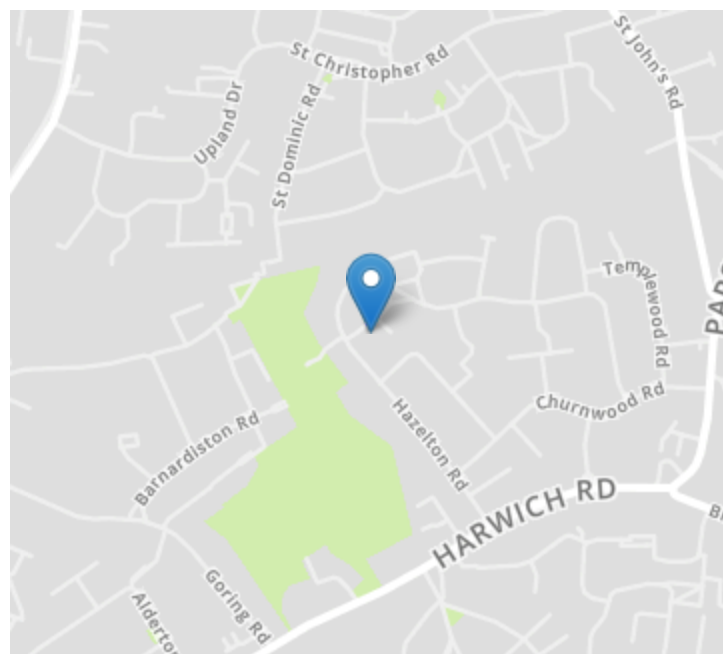
The private rear garden can be accessed via the driveway or directly from the kitchen, providing a secure play area for children. It has been thoughtfully landscaped with a combination of slate patio, lawn, and a raised deck area, with the rear boundary lined by a raised timber bed. To the front and side, the property benefits from driveway parking for three cars and a fenced front garden.

Property Details.

Floorplans



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.