



- Three Bedrooms
- Mid Terrace
- Kitchen
- Utility
- Off Road Parking
- Private Front & Rear Gardens
- Living Room/Diner
- Double Glazed
- Gas Central Heating

**27 Old School Lane, Elmstead,  
Colchester, Essex. CO7 7AN.**

Offered for sale with no onward chain is this three bedroom family home with off road parking positioned in a cul-de-sac in the sought after village of Elmstead, within walking distance to the primary school and within easy reach to Colchester Town. Accommodation includes kitchen, utility, living room/dining room, cloakroom, three bedrooms and family bathroom. The property benefits from front and rear gardens the rear backing onto a park. Viewing highly recommended.





# Property Details.

## Ground Floor

### Entrance Hall

13' 05" x 5' 09" (4.09m x 1.75m) UPVC front door opening onto hall, double glazed window to front, storage cupboard, under stairs storage, stairs raising to the first floor, doors leading to:

### Kitchen



11' 04" x 8' 10" (3.45m x 2.69m) Window to rear, door opening onto the utility, range of wall and base white gloss units, laminate work surface, breakfast bar with space for two stools, inset stainless steel sink with right hand drainer, space for cooker, fridge freezer and dish washer.

### Utility

6' 11" x 3' 11" (2.11m x 1.19m) Door to rear, space for washing machine and storage units.

### Living Room



9' 02" x 9' 07" (2.79m x 2.92m) Double glazed window to front, radiator, space for furniture.

### Dining Room



17' 04" x 8' 07" (5.28m x 2.62m) Double glazed patio door to the rear, views onto the rear garden. Open plan onto the living room.

### Cloakroom

5' 09" x 2' 09" (1.75m x 0.84m) Double glazed obscured window to front, low level WC, wall mounted basin with tiled splash back.

## First Floor

### Landing

13' 05" x 11' 05" (4.09m x 3.48m) Two storage cupboards, access to loft (The loft is part boarded and insulated) doors leading to:

### Bedroom One



13' 05" x 11' 05" (4.09m x 3.48m) Double glazed window to rear, radiator, space for double bed and furniture.

# Property Details.

## Bedroom Two



10' 09" x 9' 10" (3.28m x 3.00m) Double glazed window to rear, radiator, fitted wardrobes, space for double bed.

## Bedroom Three



7' 07" x 7' 06" (2.31 m x 2.29m) Double glazed window to front, radiator, single bed.

## Family Bathroom



Double glazed obscured window to front, bathroom suite includes: low level WC, wash hand pedestal basin, panelled bath with over head shower.

## Outside

### Frontage & Parking

Off road parking, front garden laid to grass with foot path leading to the front door.

### Rear Garden

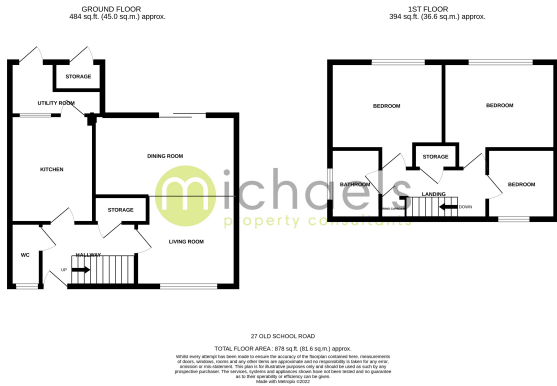


Low maintenance rear garden that is laid to patio over two levels, retained by privacy fencing, rear garden opening onto the park.

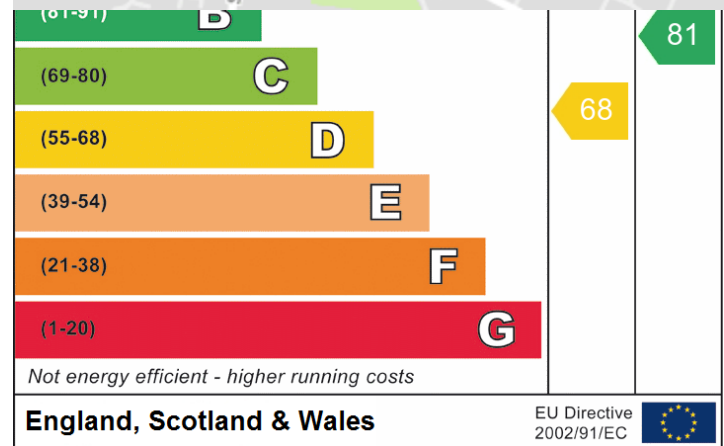
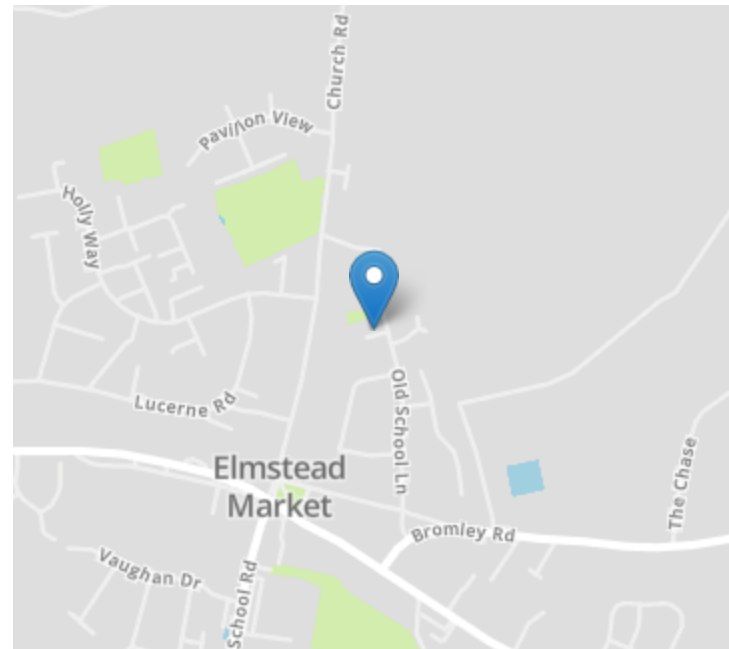


# Property Details.

## Floorplans



## 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.