



- Chain Free Sale
- Detached
- Garage and Driveway
- Two Bedrooms
- Modern Throughout
- Conservatory

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

Guide Price £280,000 - £300,000 A beautifully presented and modernised detached bungalow tucked away in the corner of a quiet cul-de-sac in the sought after village of Elmstead. Having been modernised and now offering a stylish fitted kitchen, contemporary shower room, two bedrooms, lounge, conservatory, gardens, garage and driveway. Chain free and ready to move in to.





# Property Details.

## All Accommodation on One Level

### Entrance Hall

Radiator, airing cupboard and doors to.

### Bedroom One



11' 10" x 10' 0" (3.61m x 3.05m) Window to front with fitted shutters, radiator, fitted bedroom furniture.

### Bedroom Two



9' 3" x 9' 2" (2.82m x 2.79m) Window to front with fitted shutters, radiator.

### Shower Room



Obscure window to side, walk in shower, tiled floor and walls, vanity wash hand basin, vanity WC, heated towel rail.

### Lounge



13' 6" x 11' 9" (4.11m x 3.58m) Window to side, patio doors to conservatory, radiator, TV point.

# Property Details.

## Conservatory



11' 9" x 9' 4" (3.58m x 2.84m) Brick plinth and Upvc construction, tiled floor, radiator, french doors to garden.

## Kitchen



14' 10" x 10' 0" (4.52m x 3.05m) Window and door to rear, tiled floor, radiator, modern fitted handleless units with worktops over, inset sink and drainer, inset gas hob with extractor over, electric oven, integrated washing machine, integrated fridge/freezer, tiled splash backs, matching eye level units.

## Outside

### Rear Garden



Mainly laid to lawn and enclosed by panel fencing, patio area, gated side access, further side garden with garden shed.

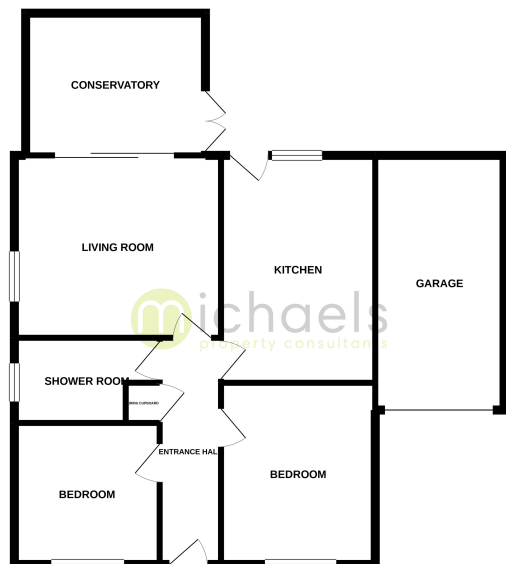
### Garage and Parking

16' 5" x 8' 4" (5.00m x 2.54m) With up and over door to front, power and light connected, modern fitted gas boiler. The front driveway is a printed driveway and retained by dwarf walling.

# Property Details.

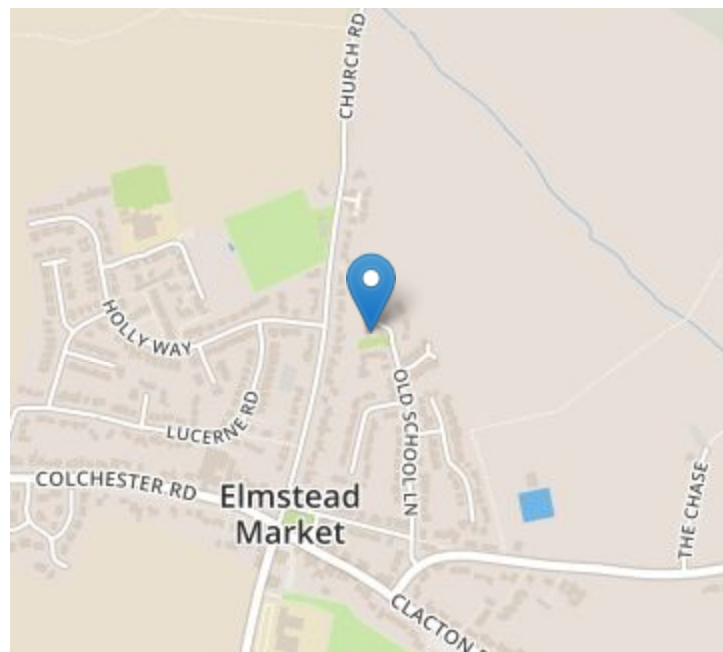
## Floorplans

GROUND FLOOR  
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA - 883 sq.ft. (82.1 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of dimensions, volumes and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.