



- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Conservatory
- Generous Garden With Swimming Pool
- Garage And Off Road Parking

**6 Old School Lane, Elmstead, Colchester, Essex. CO7 7AH.**

**\*\*Guide Price - £250,000 - £260,000\*\*** A chain free three bedroom semi-detached house located in the popular village of Elmstead to the east of Colchester with access to train stations at nearby villages Alresford, Great Bentley and Wivenhoe. Offering ample space and potential this home currently benefits from three bedrooms, lounge, kitchen, modern bathroom, conservatory, generous garden with swimming pool, garage, workshop and off road parking.



# Property Details.

## Ground Floor

### Entrance Hall



With window to side, tiled floor, access to inner hallway.

### Hallway

With stairs rising to first floor and door to.

### Lounge



15' 5" x 12' 0" (4.70m x 3.66m) With two windows to front, two radiators, fireplace with log burner, door to.

### Kitchen



12' 0" x 8' 10" (3.66m x 2.69m) With matching eye level and base units with worktops over, tiled splashback, inset sink and drainer, oven with extractor hood over, tiled floor, door to bathroom, open to conservatory.

### Bathroom



With obscure window to rear and side, newly fitted suite with part tiled walls, close coupled WC, panelled bath with shower over, wash hand basin.

### Conservatory



12' 11" x 11' 10" (3.94m x 3.61m) With French doors to rear, storage cupboard, door to workshop/storage area.

# Property Details.

## Storage Area

With access to rear garden and leading into garage.

## First Floor

## Landing



With window to front, cupboard housing boiler, doors to.

## Bedroom One



12' 0" x 8' 10" (3.66m x 2.69m) With two windows to front, radiator, built in storage cupboards.

## Bedroom Two



12' 1" x 9' 2" (3.68m x 2.79m) With window to rear, radiator.

## Bedroom Three



9' 8" x 9' 1" (2.95m x 2.77m) With window to rear and radiator.

## Outside

## Rear Garden



A generous rear garden enclosed by fencing, outbuilding to remain, access to swimming pool pump house.

## Swimming Pool

An outside pool that has a separate pump filter and heating system.

## Pump House

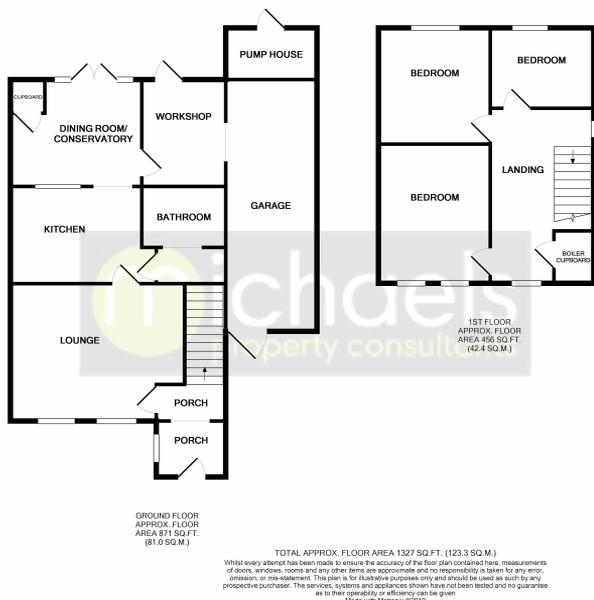
With pool pumping and filter system, close coupled WC.

## Garage

23' 3" x 8' 2" (7.09m x 2.49m) With door to front and access to workshop.

# Property Details.

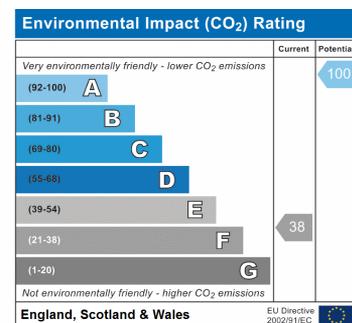
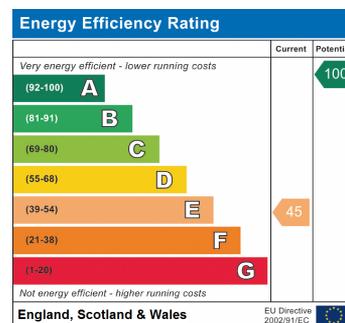
## Floorplans



## 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.