



- Facing Greensward
- Garage & Allocated Parking
- Two Bedrooms
- Kitchen/Diner
- Private Garden
- Village Location
- Complete Chain Above
- Modern Shower Room

### 52 Holly Way, Elmstead, Colchester, Essex. CO7 7YG.

A beautifully presented and well maintained end of terrace bungalow in this sought after village location facing greensward. Offered for sale with a completed chain above and this home is ready to move into with highlights to include: Two bedrooms, modern shower room, living room, front lobby, kitchen/diner, garden room, private landscaped garden, garage in block and off road parking. Situated in the village of Elmstead with a good community, local shops, doctors, bus routes and excellent A120/A12 access. Guide Price £270,000 to £280,000.



# Property Details.

## All on one level

### Entrance Lobby

Large external storage cupboard to the side of the front door. Entrance lobby with ample storage, window to lounge and door to lounge.

### Lounge



5.089m x 3.265m (16' 8" x 10' 9") Window to front, archway to dining area, radiator.

### Kitchen/Diner



4.6m x 3.03m (15' 1" x 9' 11") Windows to rear, door to garden room, radiator, a fitted kitchen with a range of units and drawers, worktops over, inset sink and drainer, matching eye level units, space for gas cooker, space for washing machine, space for dishwasher and space for fridge and freezer.

# Property Details.

## Garden Room



3m x 1.8m (9' 10" x 5' 11") Door to garden, windows to both sides and rear, radiator.

## Inner Hall

Large airing cupboard, loft access and doors to.

## Bedroom



4m x 3m (13' 1" x 9' 10") Window to front, radiator, fitted wardrobes.

## Bedroom

3.026m x 2.62m (9' 11" x 8' 7") Window to rear, radiator.

## Shower Room



Double walk in shower, close coupled WC, pedestal wash hand basin, heated towel rail, half tiled walls.

## Outside

### Garden



Patio area, and enclosed by panel fencing, gated side access, mainly laid to lawn with garden shed and greenhouse.

### Garage

Found in a block to the side of the property with up and over door to front.

### Parking

To the front of the property there is allocated off road parking.

# Property Details.

## Floorplans

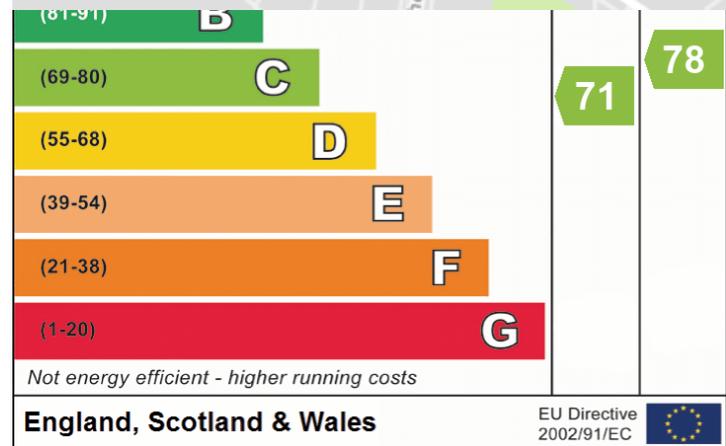
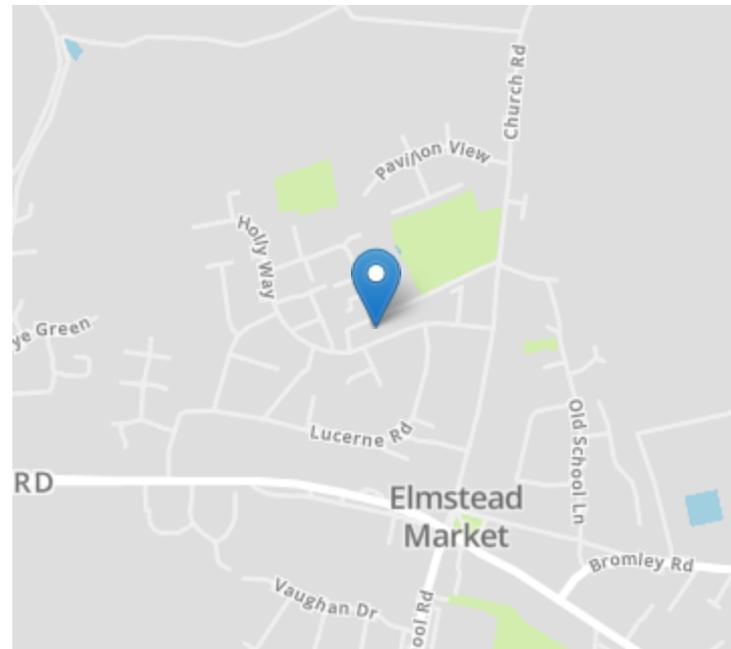
GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 10/2016

## 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.