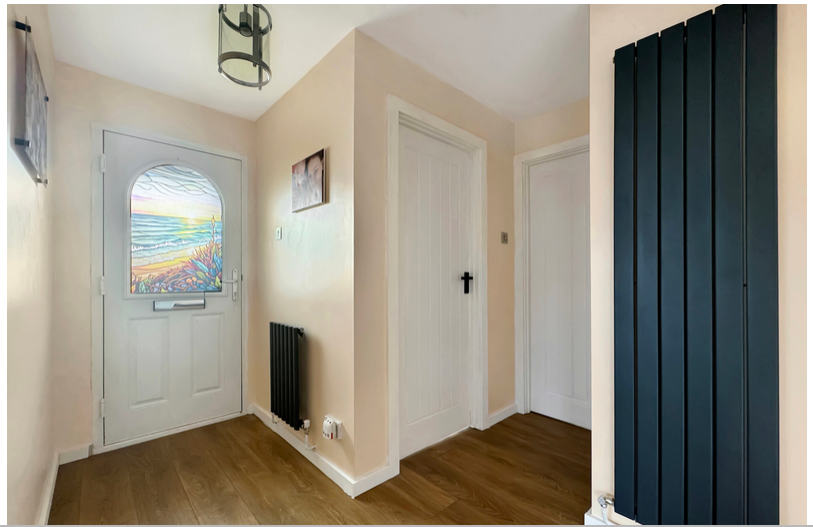




- Semi Detached Bungalow
- Off Road Parking For Several Vehicles
- Garage With Full Power & Lighting
- Gas Central Heating & Double Glazing
- Conservatory
- Cul De Sac location
- Two Double Bedrooms
- Enclosed Rear Garden

### 3 Pauls Crescent, Elmstead, Colchester, Essex. CO7 7EL.

A beautifully presented and well maintained two bedroom semi-detached bungalow located within this quiet cul-de-sac in the popular village of Elmstead. Highlights of this bungalow include two double bedrooms, lounge, conservatory, kitchen, bathroom, rear garden, generous front garden with garage and off road parking.



# Property Details.

## Living Accommodation

### Entrance Hall

UPVC front door opening onto the hallway, loft access the loft is part boarded, insulated and has power, door to airing cupboard, doors leading to:

### Lounge



16' 06" x 10' 11" (5.03m x 3.33m) Double glazed window to rear, French doors opening onto rear garden patio, radiator.

## Kitchen



10' 11" x 10' 03" (3.33m x 3.12m) Double glazed window to rear looking onto the conservatory, vinyl flooring, the kitchen includes a range of wall and base units, laminate worktop, inset composite sink, gas hob, cooker, over head extractor fan, space for fridge freezer, space for washing machine, space and plumbing for dishwasher.

## Conservatory



9' 08" x 9' 08" (2.95m x 2.95m) Double glazed windows to rear and sides, two UPVC doors opening onto garden, radiator, vinyl flooring, new tiled roof, inset spotlights.

# Property Details.

## Bedroom One



13' 04" x 10' 10" (4.06m x 3.30m) Double glazed window to front, radiator.

## Bedroom Two



11' 03" x 9' 11" (3.43m x 3.02m) Double glazed window to front, radiator.

## Family Bathroom



6' 0" x 5' 06" (1.83m x 1.68m) Double glazed obscure window to side, towel rail, white suite including wash hand pedestal basin, low level WC, paneled bath with over head shower, radiator.

## Outside

### Off Road Parking & Garage

A generous frontage offering ample off road parking via the hard standing driveway leading to the garage with electric roller shut door, power and light and door to garden. The remainder of the garden is laid to lawn.

### Rear Garden



A well maintained low maintenance rear garden including a patio with electric awning over, stepping stones to access the side garage door, well stocked with shrubs, retained by privacy fencing.

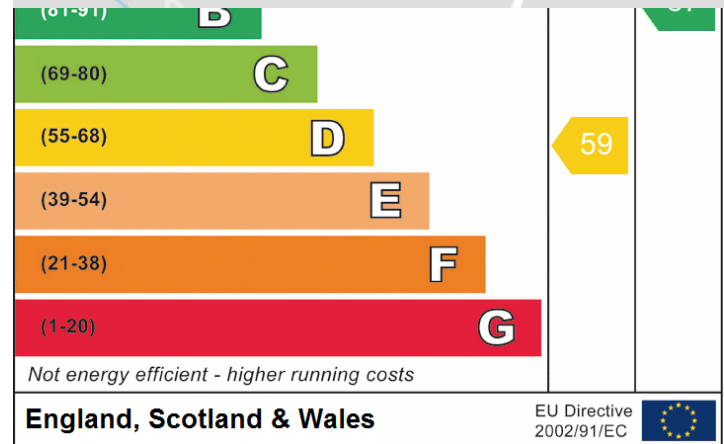
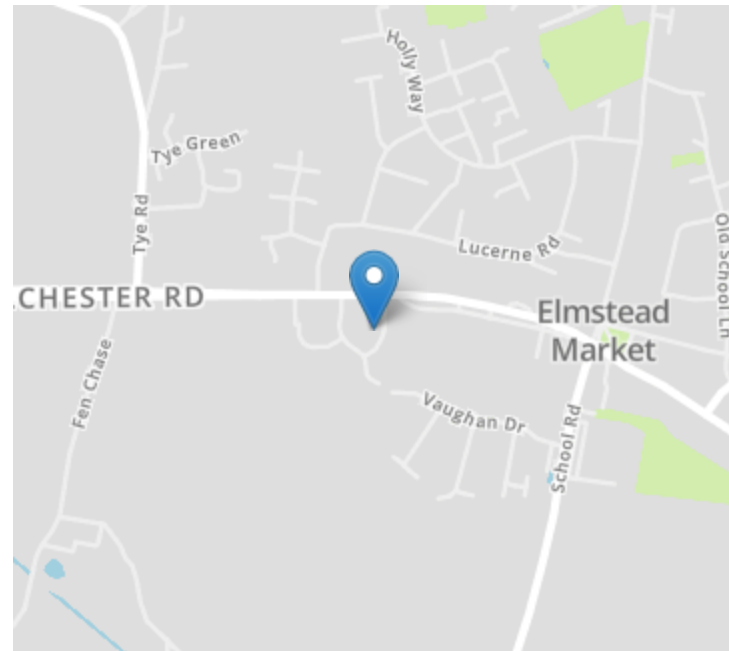
# Property Details.

## Floorplans



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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 error, 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 50022

## 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.