



- Two Bedroom Mid-Terrace Bungalow
- Quiet Village Location In Elmstead Market
- Tucked Away In A Pleasant Position
- Spacious Reception Room With Feature Log Burner
- Modern High Gloss Kitchen / Diner
- No Onward Chain
- Enclosed Rear Garden
- Timber Summer House / Storage Shed
- Garage Located In Nearby Block
- Convenient Access To Colchester, A12 & Local Amenities

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

Tucked away in a pleasant position, this well-presented two-bedroom mid-terrace bungalow offers comfortable and practical accommodation throughout.

The property welcomes you via an inviting entrance hall leading through to a spacious reception room featuring a charming log burner, creating a warm and cosy focal point. The modern high-gloss kitchen/diner provides generous storage and ample space for appliances, making it both stylish and functional. There are two bedrooms and a well-appointed tiled bathroom completing the accommodation.

To be arranged via one of our consultants without delay - appointment required.



# Property Details.

## Accommodation All On One Level (Bungalow)

### Sitting Room



16' 6" x 10' 7" (5.03m x 3.23m) Composite front door, window to front, radiator, log burner.

### Kitchen-Diner



15' 1" x 8' 9" (4.60m x 2.67m) Double glazed window to rear, UPVC door, range of wall and base units, laminate worktop, integrated oven with over head fan, stainless steel sink, white goods to remain.

### Bathroom



Tiled floor and walls, towel radiator, ceiling fan, wash hand basin, paneled bath WC.

# Property Details.

## Bedroom One



8' 4" x 7' 7" (2.54m x 2.31 m) Double glazed window to front, radiator.

## Bedroom Two



12' 9" x 9' 6" (3.89m x 2.90m) Double glazed window to rear, storage cupboard can be taken out and made back to original room size, radiator.

## Outside



Mainly laid to gravel, hard standing for summer house, rear access to garage.

## Garage

Garage En Bloc entranced to the rear of the property.

# Property Details.

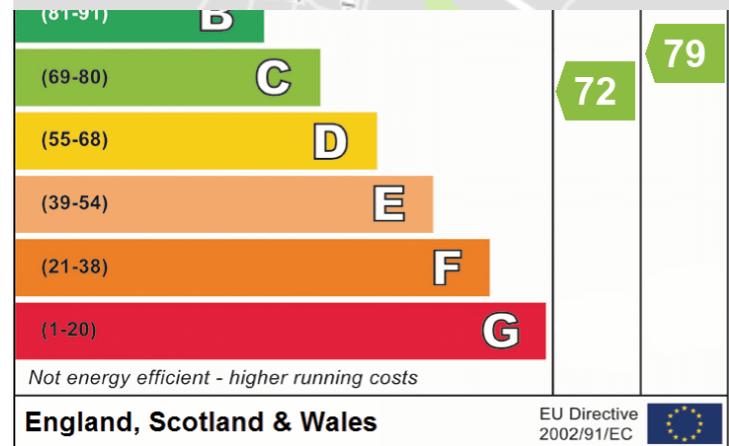
## Floorplans

GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA - 627 sq ft (58.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, construction, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown are not guaranteed and are shown for illustrative purposes only. Marked with MHP/2020

## 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.