



- Terraced Bungalow
- Two Double Bedrooms
- Off Road Parking
- Garage En Bloc
- Open Plan Living
- Living Room
- Kitchen/Diner
- No Onward Chain

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

A two bedroom bungalow positioned in this popular village location. Highlights include living living room, open plan kitchen/diner, two double bedrooms, bathroom, garden, garage in block and parking. Found in the village of Elmstead which offers good local amenities and is just minutes from Colchester town and minutes from countryside walks. Offered for sale with no onward chain.



# Property Details.

## Living Accommodation

### Living Room



20' 03" x 10' 04" (6.17m x 3.15m) UPVC front door, radiator, fireplace.

### Kitchen



8' 02" x 6' 08" (2.49m x 2.03m) Double glazed window to rear, range of wall and base units tiled splash back, double oven, induction hob, sink with one and a half bowl, left hand drainer, space for fridge/freezer.

### Dining Room



14' 08" x 8' 10" (4.47m x 2.69m) Patio door to rear, radiator, views onto rear garden, open plan onto kitchen.

### Inner Hall

Airing cupboard housing boiler.

### Bedroom



13' 01" x 9' 11" (3.99m x 3.02m) Double glazed window to front, radiator.

# Property Details.

## Bedroom



12' 02" x 8' 10" (3.71m x 2.69m) Double glazed window to rear, radiator.

## Shower Room



6' 05" x 5' 07" (1.96m x 1.70m) Tiled walls, corner shower, low level WC, wash hand basin.

## Outside

### Rear Garden



Patio area, hard standing for shed, garden laid to lawn, retained fencing.

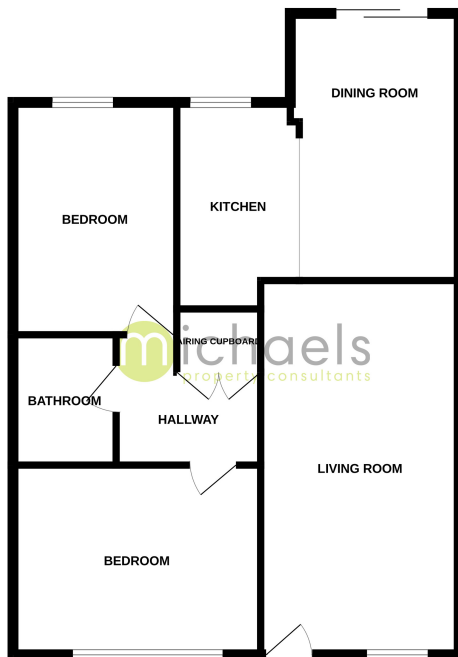
### Garage & Off Road Parking

Parking to front, communal garden area, garage to En Block with car access.

# Property Details.

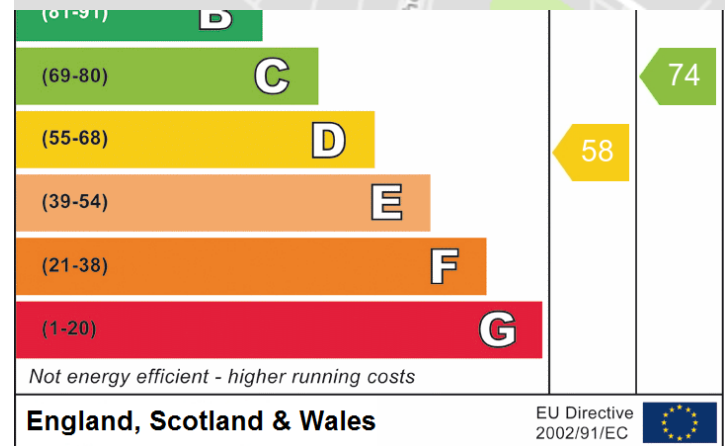
## Floorplans

GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.  
Whilst every effort 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 misstatement. 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 G2023

## 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.

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