



**The Old Post Office, Clacton Road, Elmstead, Colchester,  
CO7 7AA**

**welcome to**

**The Old Post Office, Clacton Road, Elmstead, Colchester**

Offered with NO ONWARD CHAIN, this modern and well presented home is situated in Elmstead Market which benefits from local amenities, two schools and a lovely area of woodland trust ground, as well as popular Beth Chatto botanical gardens. A train station can be found in nearby Alresford.



**Early viewing is advised of this semi detached house situated in a popular village location and benefiting from beautifully presented accommodation.**

**Ground floor accommodation comprises entrance hall, cloakroom, L-shaped kitchen/diner with modern kitchen area and lounge with bifolding doors onto the garden.**

**The first floor offers two spacious double bedrooms, both with modern en suites.**

**Externally there is an enclosed rear garden and driveway parking.**

**Entrance Door To:**

#### **Entrance Hall**

Stairs to first floor, under stairs storage cupboard, tiled floor, doors to:

#### **Cloakroom**

Low level w.c., wash hand basin, tiled floor.

#### **Kitchen / Dining Room**

16' 5" max x 11' 1" max ( 5.00m max x 3.38m max )  
L-shaped room with tiled floor, upvc double glazed windows to front and side and door to side, range of modern matching base and eye level units, work surfaces, inset sink and drainer unit with mixer tap, built-in oven and hob with extractor hood over, integrated dishwasher, space for appliances, breakfast bar.

#### **Lounge**

16' 3" x 11' 10" ( 4.95m x 3.61m )

Double glazed window to side and double glazed bifolding doors to rear leading to garden, tiled floor.

#### **First Floor Accommodation**

##### **Landing**

Carpet, radiator, doors to:

##### **Bedroom One**

16' 4" max x 12' max ( 4.98m max x 3.66m max )

Two double glazed windows to front, radiator, carpet, some restricted head height, door to:

##### **En Suite**

Modern suite comprising shower cubicle, low level w.c. and vanity wash hand basin, tiled floor, heated towel rail, double glazed window to side.

##### **Bedroom Two**

16' 4" max x 10' 10" max ( 4.98m max x 3.30m max )

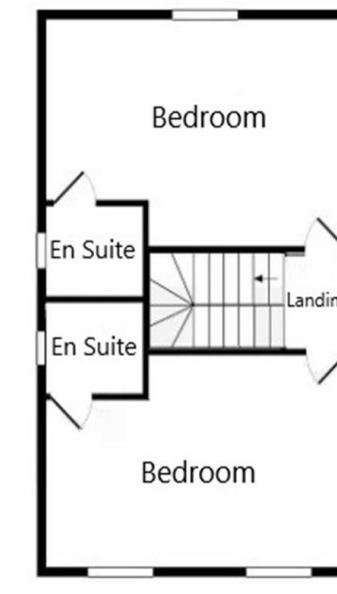
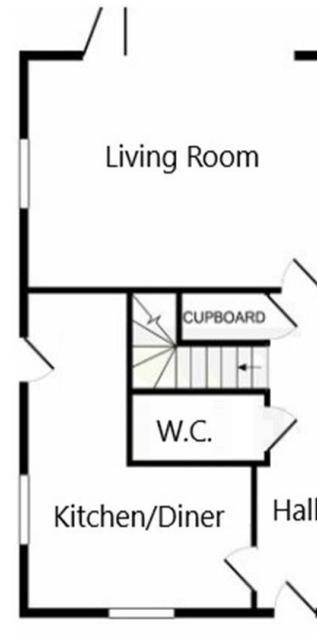
Double glazed window to rear, two radiators, carpet, some restricted head height, door to:

##### **En Suite**

Shower cubicle, low level w.c., wash hand basin, tiled floor, heated towel rail, double glazed window to side.

##### **Outside**

The rear garden is laid to lawn with patio area, all enclosed by panel fencing.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## The Old Post Office Clacton Road, Elmstead Colchester

- NO ONWARD CHAIN
- Modern Semi Detached House
- Lounge With Doors Onto Garden
- Modern Kitchen/Diner
- Two Large Double Bedrooms
- Cloakroom & Two En Suites
- Driveway Parking & Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

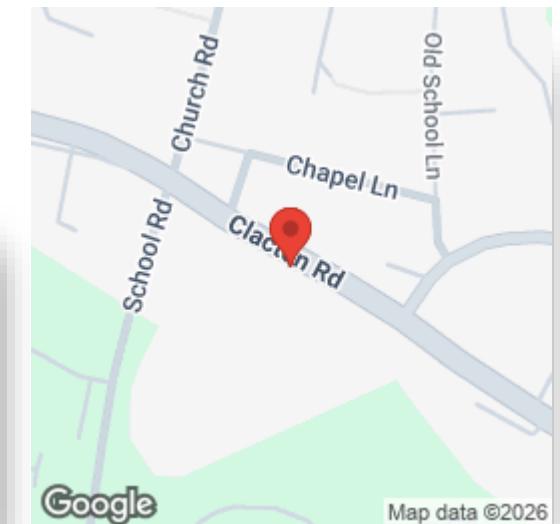
# £295,000



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### directions to this property:

Refer to map



Please note the marker reflects the postcode not the actual property



Property Ref:  
CCS121234 - 0004

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