



**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

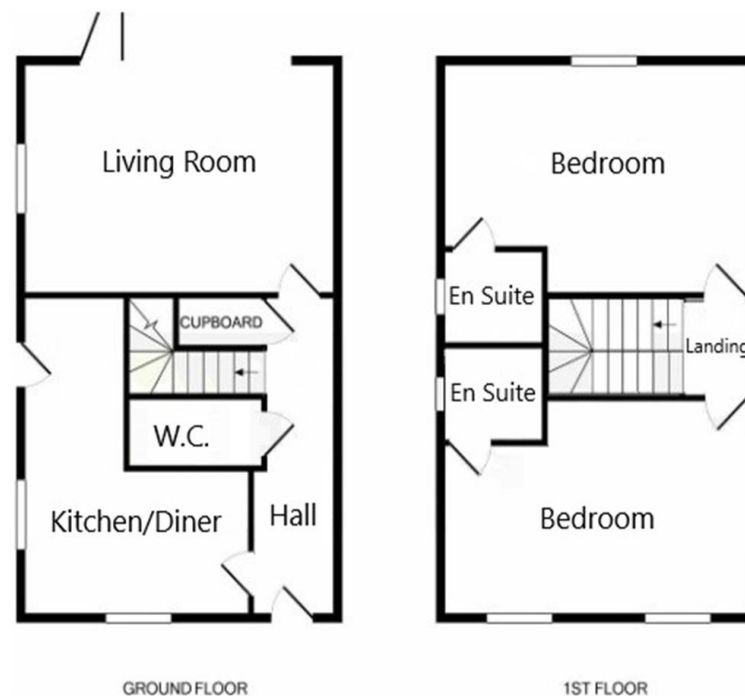
16' 4" max x 10' 10" max (4.98m max x 3.30m max)
Double glazed window to rear, two radiators, carpet, some restricted head height, door to:

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.localgent.com



view this property online williamhbrown.co.uk/Property/CCS121234



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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS121234



Property Ref:
CCS121234 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01206 577772



Colchester@williamhbrown.co.uk



8 Culver Street West, COLCHESTER, Essex, CO1
1JG



williamhbrown.co.uk