



ELMSTEAD ROAD, COLCHESTER, CO4

GUIDE PRICE £340,000





We are delighted to offer for sale this well presented four-bedroom semi-detached house located at the Hythe and within walking distance to the University of Essex, the Tesco superstore and Hythe Train Station. The property comprises of three double bedrooms and one single bedroom, family bathroom, an en suite to bedroom one, spacious kitchen/diner, a good-sized lounge, utility area and downstairs cloakroom. Further benefitting from a garden and garage to the rear, and gas central heating throughout. An early viewing is advised to appreciate the property to offer!

#### ENTRANCE HALL

Wooden door into



#### LIVING ROOM

15' 9" x 10' 6" (4.8m x 3.2m) UPVC double glazed patio doors to rear, UPVC double glazed window to the front, 1 x radiator, fitted carpet.



#### KITCHEN/DINER

15' 9" x 9' 8" (4.8m x 2.95m) UPVC double glazed window to the rear, eye level and base units with over worktop, inset stainless steel sink, integrated oven/ hob, extractor fan, microwave, freestanding fridge/ freezer, under counter fridge, washing machine, dining room table, chairs, vinyl flooring.

#### UTILITY ROOM

6' 4" x 4' 7" (1.93m x 1.4m) Half glassed back door leading to rear garden, eye level and base units with over worktops, washing machine, 1 x radiator, vinyl flooring.



#### CLOAKROOM

Low level wc, hand wash basin, 1 x radiator, fitted carpet.

#### LANDING

UPVC double glazed window to the rear, airing cupboard, fitted carpet.

#### BEDROOM ONE

12' 7" x 10' 6" (3.84m x 3.2m) UPVC double glazed window to the front, built in cupboard, 1 x radiator, fitted carpet.



#### ENSUITE

UPVC double glazed window to the rear, shower with glass screen, low level wc, hand wash basin, vinyl flooring.

#### BEDROOM TWO

UPVC double glazed window to the rear, 1 x radiator, fitted carpet.



#### BATHROOM

UPVC double glazed window to the rear, bath with over shower, low level wc, hand wash basin, towel rail, vinyl flooring.

#### LANDING

Stairs to bedrooms, fitted carpet.

#### BEDROOM THREE

10' 7" x 10' 2" (3.23m x 3.1m) UPVC double glazed window to the rear, Velux window, 1 x radiator, fitted carpet.



**BEDROOM FOUR**

10' 2" x 9' 9" (3.1m x 2.97m) UPVC double glazed window to the front, Velux window, 1 x radiator, fitted carpet.

**GARDEN**

Laid to lawn and patio area, access to garage.

**GARAGE**

Off road parking for one vehicle in front of the garage.

