



## Elmstead Road, Colchester, CO4 3AA

Guide price £325,000

GUIDE PRICE £325,000 to £330,000. NO ONWARD CHAIN. FIVE BEDROOM DETACHED CHALET WITH GARAGE which is situated within walking distance to Essex University and local amenities. The property comprises of living room/ diner, kitchen with separate utility room, bathroom. Rear lobby leading out to a good size garden with patio area and a large timber shed. Three bedrooms downstairs and a further two bedrooms upstairs one of which has an ensuite shower room. Gas central heating and double glazing.

### Entrance Porch

4'11" x 3'1" (1.52 x 0.96)



Tiled flooring, radiator, door to:

### Entrance Hallway

14'4" max x 4'6" max (4.38 max x 1.38 max)



Tiled flooring, radiator, doors leading to:

### Dining Room

14'6" max x 11'0" max (4.42 max x 3.37 max )



Wood double glazed window to side, stairs rising to the first floor landing, two radiators, exposed wooden floor

### Rear Lobby

7'2" x 4'5" (2.19 x 1.36)



UPVC double glazed window to side and rear, door to garden, exposed wooden floor

### Kitchen

13'10" x 6'10" max (4.24 x 2.10 max)



Window to rear, range of fitted wall and base level units and work surfaces with inset stainless steel sink and drainer with mixer tap over, free standing oven and hob, extractor hood over, space for appliances, work surfaces, ceramic tiled flooring, wall mounted gas boiler

### Utility Room

10'10" x 4'1" (3.31 x 1.26)



Wall mounted cupboards, window to side, butler sink, space and plumbing for washing machine with work surface over

### Bathroom

6'11" x 6'4" (2.11 x 1.95)



UPVC double glazed window to the rear, low level WC, pedestal wash hand basin with mixer tap, bath with shower over, radiator

### Bedroom One

15'6" max x 10'8" max (4.73 max x 3.27 max)



UPVC double glazed bay window to front, wood double glazed window to side, radiator

### Bedroom Two

10'1" x 6'9" (3.08 x 2.07)



Wooden double glazed window to side, radiator, door to hall and archway to study

### Study

10'0" x 5'10" (3.06 x 1.79)



UPVC double glazed bay window to front with window seat, radiator, door to entrance hall, open to bedroom two

### Bedroom Three/ Lounge

10'0" x 10'0" (3.06 x 3.06)



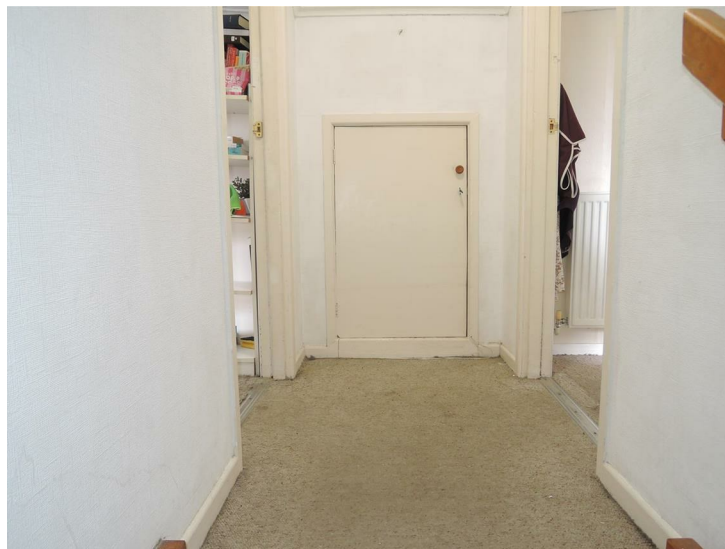
Double glazed window to side, radiator

### Pantry

10'1" x 3'1" (3.09 x 0.94)

Internal window to utility room giving borrowed light, fitted shelving

### First Floor Landing



Door to large eaves storage cupboard with light, doors leading to bedrooms

### Bedroom Four

15'8" max x 10'0" max (4.79 max x 3.05 max)



UPVC double glazed window to side plus feature circular window to the front, built in wardrobe and storage cupboard, radiator

### En Suite Shower Room

6'7" x 2'4" (2.02 x 0.72)



UPVC double glazed window to the rear, low level WC, wash hand basin, tiled shower cubicle

### Bedroom Five

9'11" max x 12'1" (3.03 max x 3.70)



UPVC double glazed window to side, two built-in wardrobes plus built-in cupboard, radiator

### Rear Garden

90 (27.43m)



Large enclosed rear garden, concrete patio, graveled area, laid to lawn, various trees and shrubs, wooden shed

## Front of Property



Concrete stairs and pathway leading up to front door, garden laid to lawn, garage

## Garage

16'4" x 8'11" (4.99 x 2.73)

Wooden doors to the front

## Material Information

Colchester City Council

Council Tax Band D

Freehold

No onward Chain sale

Standard brick faced construction with tiled roof.

Mains electricity, gas, water and drainage / sewerage are all connected.

Broadband speeds: 15 - 1000Mbps

We believe normal broadband is available via a BT Openreach line or via cable with Virgin Media, please check:

<https://www.broadbandspeedchecker.co.uk/broadband-speed-in-my-area.html>

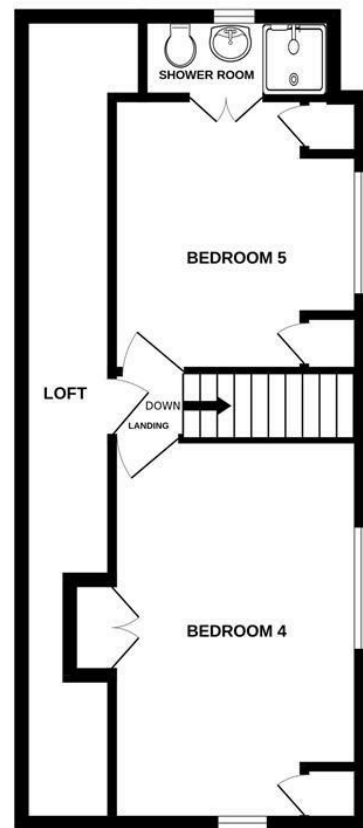
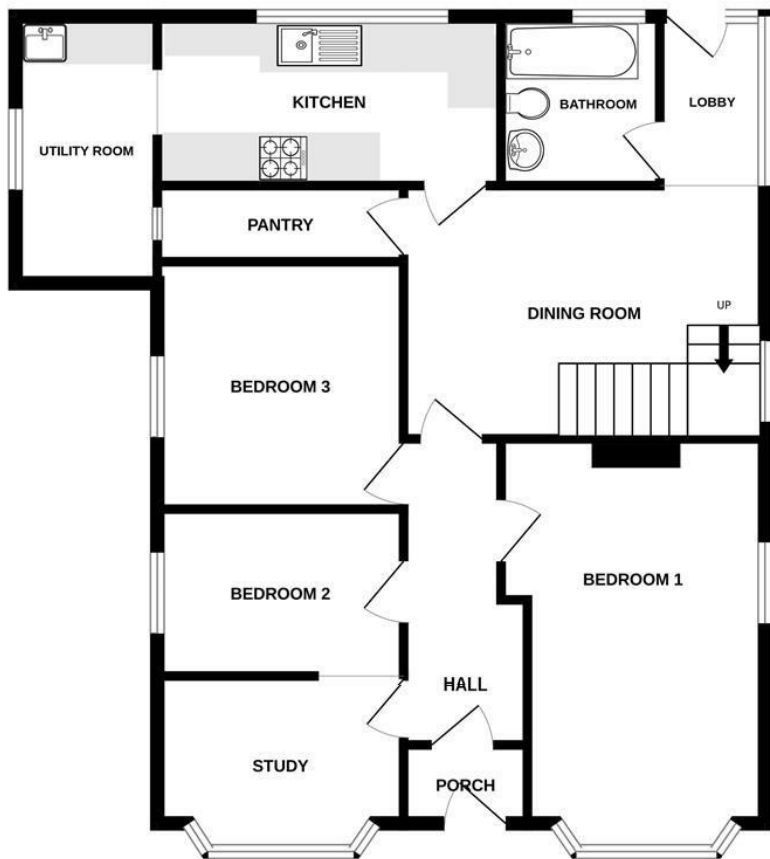
We believe normal mobile phone coverage is available but please check with your supplier.

## Disclaimer

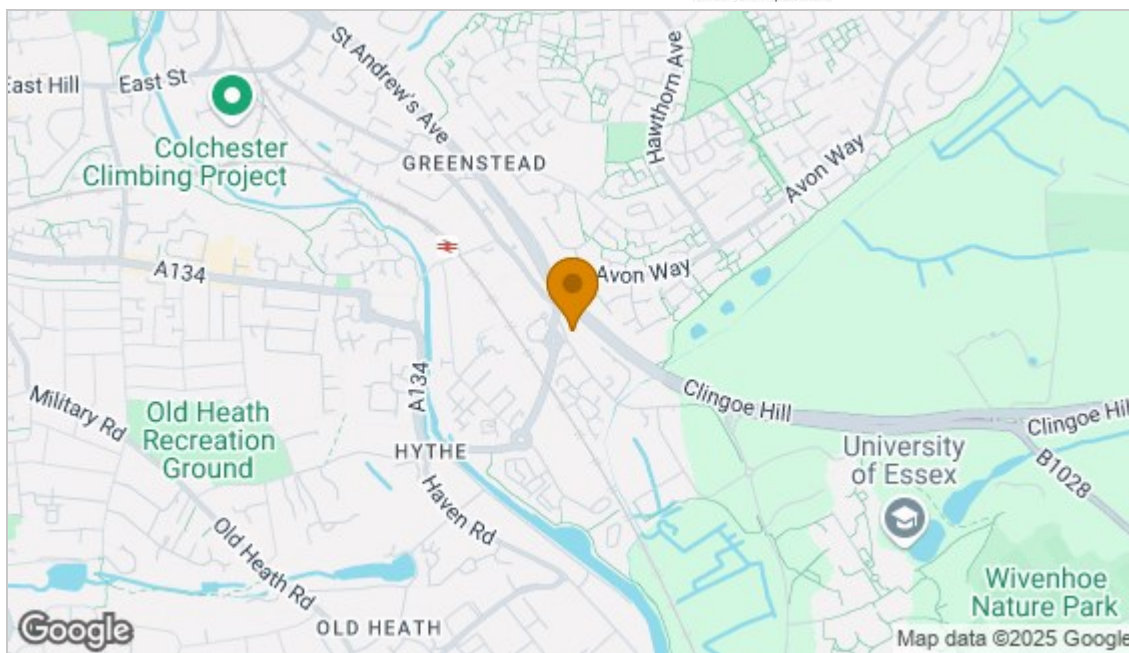
Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

## AML Legislation

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you, directly to Lifetime Legal, in advance of us issuing a memorandum of sale and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Whilst every attempt 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 mis-statement. 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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