Fenn Wright

THE HOME OF PROPERTY



4 Linum Road, Elmstead, Colchester, CO7 7HS

Guide Price: £325,000 Subject to Contract - Freehold

Situated in the popular village of Elmstead to the east of Colchester is this three bedroom terraced house offered with no ongoing chain.

- Village location
- Modern development
- Three bedrooms
- En suite and family bathroom
- 27’ kitchen/living area
- No ongoing chain

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The entrance hall has stairs rising to the first floor.

Cloakroom has low level WC and wash hand basin.

The kitchen/living/dining space has window to front, understairs storage cupboard and bi folding doors to the garden.

The kitchen comprises a sink unit inset to the work surface with cupboards and drawers under, matching eye level cupboards, integrated appliances including oven and hob with extractor over, fridge/freezer, dishwasher and washing machine.

The first floor commences with a landing with storage cupboard and loft access. Bedroom one has a rear facing window and en suite with shower, low level WC, wash hand basin and heated towel rail.

Bedroom two has front facing window, bedroom three has rear facing window. The family bathroom has an obscure window to front, panel enclosed bath with shower over, low level WC, wash hand basin and heated towel rail.

Outside
The rear garden has a small patio, the rest being laid to lawn and is fully fence enclosed. The property has the benefit of allocated parking.

Important information
Council Tax Band -
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure -
EPC Rating - B
Ref - COL260857/KID

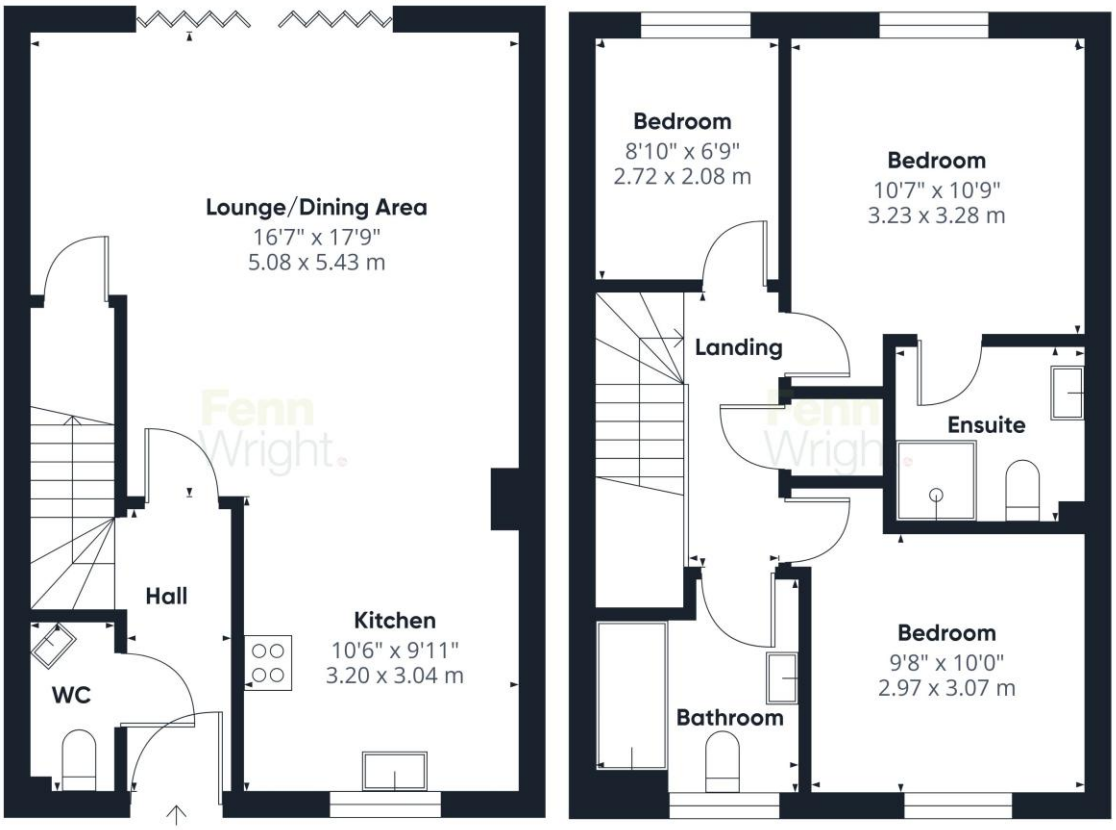
Agents Note
Notice to vacate has been served on the tenant. Vacant possession is anticipated on or after 30th November 2026, subject to the tenant complying with the notice and, if necessary, any court process.
The externals photographs have been digitally altered to show the potential of the outside space. The bedroom photographs were taken prior to the tenant's occupation.

Directions
Please use postcode CO7 7HS for Satnav.



Consumer Protection Regulations 2008
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