



**SCOTT  
MADDISON**



## 56 High Street

Earls Colne CO6 2PB

Asking Price £330,000

Freehold





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Composite entrance door to

## PORCH

Further door and panel to hall. Stairs rise to the first floor. Under stairs cupboard. Radiator.

## KITCHEN

10'7 x 9' (3.23m x 2.74m)

Comprising stainless steel one and a half bowl single drainer sink unit with work top surface to both sides. Range of base units. Matching wall cupboards. Four ring gas hob with extractor canopy above. AEG combination microwave oven and grill. Integrated fridge freezer. Double glazed window to front. Gas fired boiler.

## CLOAKROOM

Suite comprising low level WC, wash hand basin. Double glazed window to side. Radiator.

## LOUNGE DINER

15'5 x 12'11 (4.70m x 3.94m)

Inset wood burner. Double glazed sliding patio doors to rear.

## LANDING

Access to the loft space. Airing cupboard.

## BEDROOM ONE

12'11 x 9'7 (3.94m x 2.92m)

Double glazed window to front. Radiator. Double built in wardrobe cupboard.

## BEDROOM TWO

11'1 x 8'1 (3.38m x 2.46m)

Double glazed window to rear. Radiator.

## BEDROOM THREE

7'10 x 6'10 (2.39m x 2.08m)

Double glazed window to rear. Radiator. Over stairs storage cupboard.

## BATHROOM

9' x 6'4 max (2.74m x 1.93m max )

(L shape) Suite comprising full length panelled bath with shower attachment and screen, low level WC, pedestal wash hand basin. Double glazed window to side. Radiator. Fully tiled walls.

## OUTSIDE

A low maintenance pretty patio landscape, 18' in depth enjoying a sunny aspect. Gate leading to path and bin store. Single brick built garage with up and over door. Further allocated car parking space almost opposite the garage as well as parking adjacent to garage also.

## SERVICES

We understand that all mains services including water, electricity and gas are connected to the property.

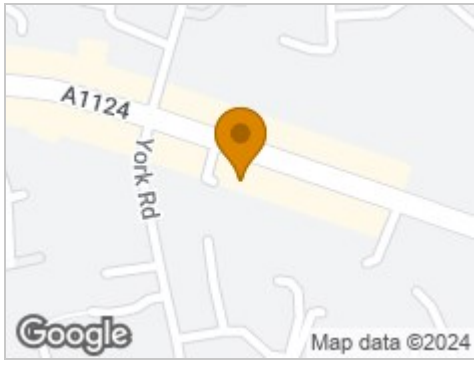
Council Tax Band: C







## Road Map



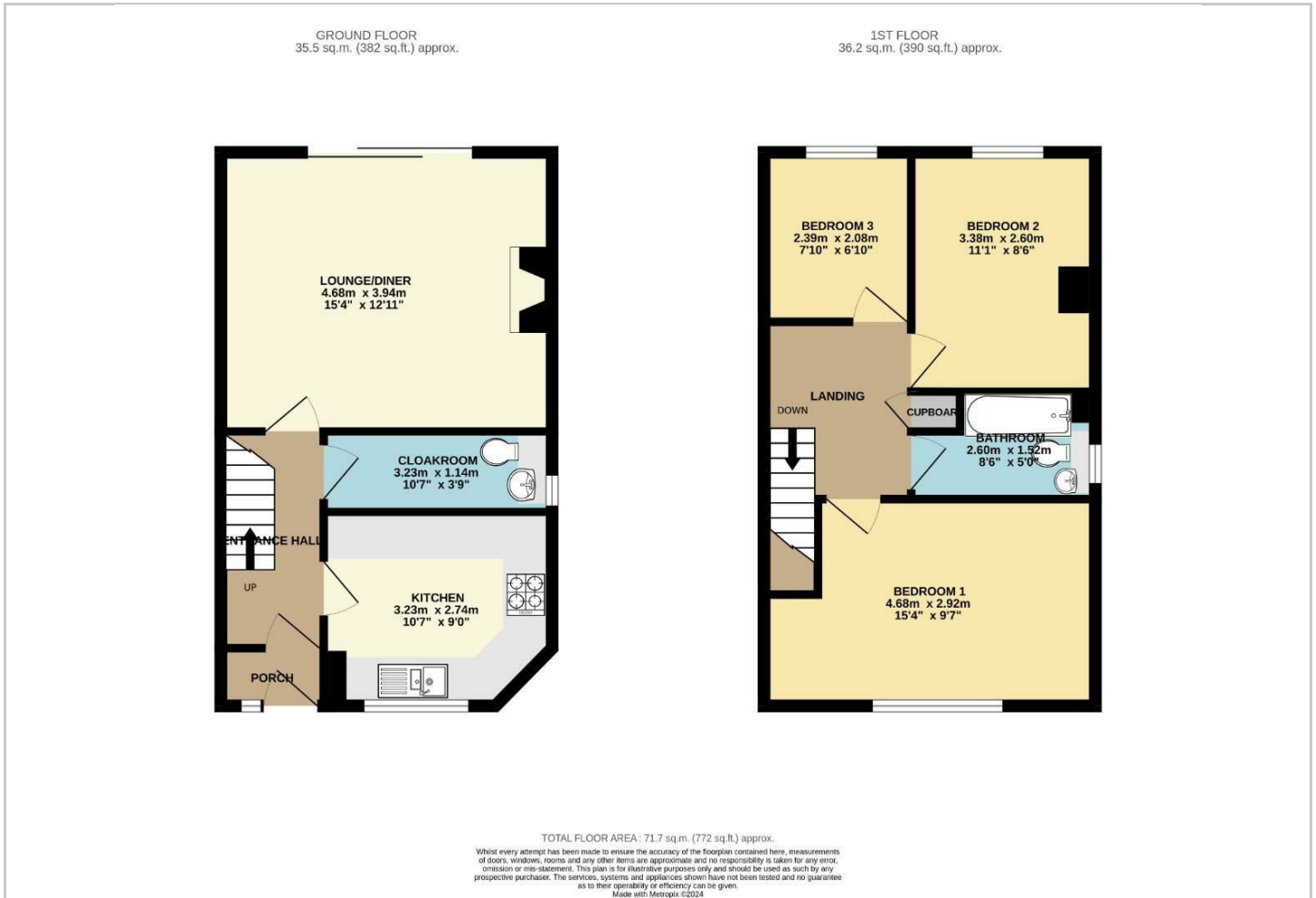
## Hybrid Map



## Terrain Map



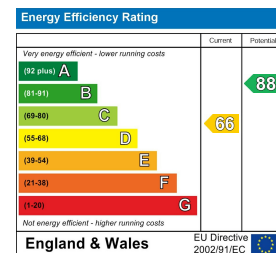
## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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