



**SCOTT  
MADDISON**



## 17 Foundry Lane

Earls Colne Colchester CO6 2SB

Asking Price £275,000

Freehold



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Entrance door to

## SITTING ROOM

11'11 x 11'11 (3.63m x 3.63m)

Sash window to front. Radiator. Gas fire.

## DINING ROOM

12' x 11'2 (3.66m x 3.40m)

Radiator. Sash window to rear. Turning stairs rise to the first floor.

## KITCHEN

10' x 7' (3.05m x 2.13m)

Comprising stainless steel single drainer sink unit with cupboard under. Plumbing for automatic washing machine. Wall mounted gas boiler. Free standing gas cooker. Pantry cupboard. Additional cupboard housing the hot water cylinder.

## BATHROOM

7'7 x 5'8 (2.31m x 1.73m)

Comprising panelled bath, low level WC, wash hand basin. Window to side. Double radiator.

## SMALL LANDING

## BEDROOM ONE

11'11 x 11'11 (3.63m x 3.63m)

Sash window to front. Radiator. Two wardrobe cupboards within chimney recesses.

## BEDROOM TWO

12' x 9'9 (3.66m x 2.97m)

Sash window to rear. Access to the loft space. Radiator. Connecting door and step down to bedroom three.

## BEDROOM THREE

9'11 x 7' (3.02m x 2.13m)

Sash window to rear aspect. Radiator.

## OUTSIDE

The rear garden extends to approximately 75' in depth. Greenhouse. Small timber shed. Hard standing occupying the rear boundary for one generous size vehicle. Vehicular access connects to Foundry Lane.

The front has classic original wrought iron gate, low maintenance garden area to front door.

## SERVICES

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

Council Tax Band: B



## Road Map



## Hybrid Map



## Terrain Map



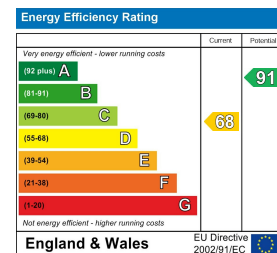
## Floor Plan



## 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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