

44 De Vere Road - Asking Price £150,000

Earls Colne Colchester CO6 2NA

scott maddison

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £150,000

The Property

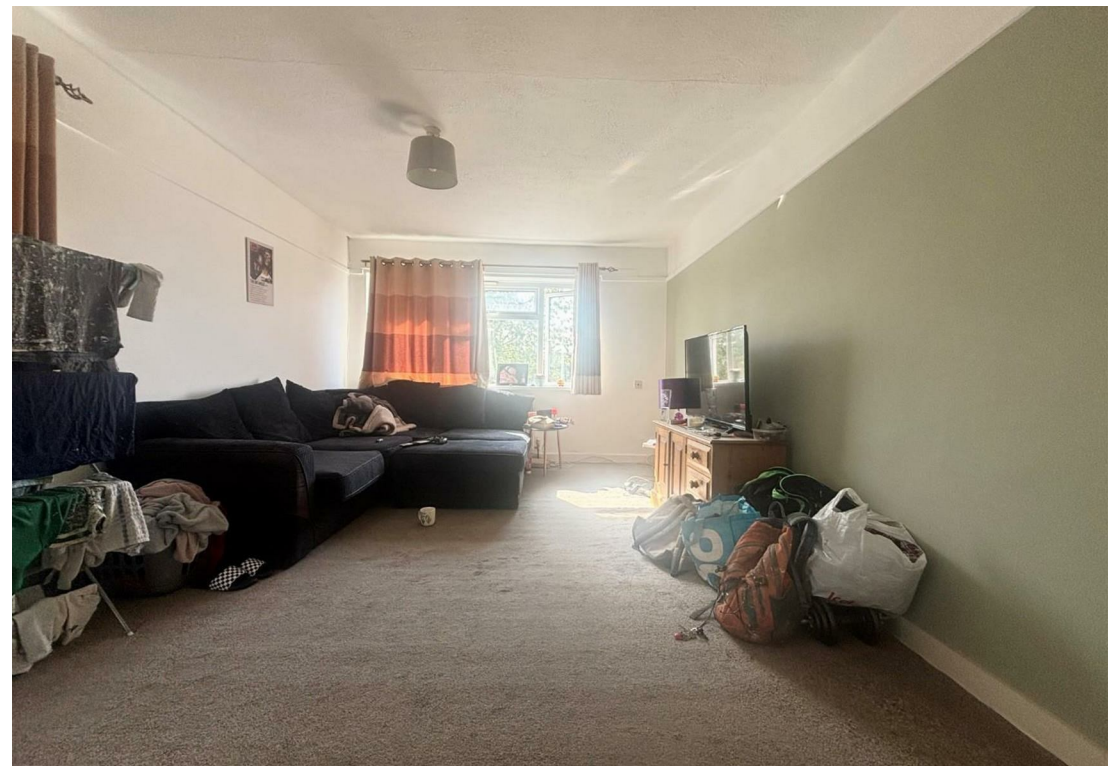
Nestled in the village of Earls Colne, this flat on De Vere Road offers a perfect blend of comfort and convenience. With two bedrooms, this residence is ideal for couples or small families. Living in Earls Colne means you can enjoy village life while still being within easy reach of Colchester, which offers a variety of shops and restaurants. The surrounding countryside provides opportunities for outdoor activities, making it a wonderful location for nature enthusiasts. This apartment is not just a place to live; it is a home where you can create lasting memories. This property presents an excellent opportunity to experience the best of village living in a well-connected area. Do not miss the chance to make this flat your own.

LEASE INFORMATION

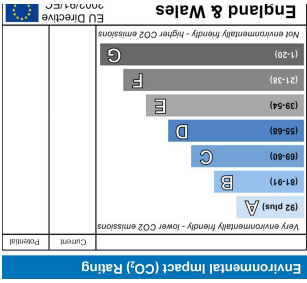
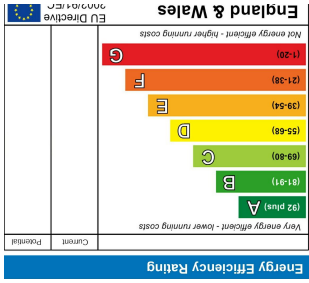
We understand from the seller there are approximately 85 years left on the lease. The ground rent is £10 per annum and the service charge is £749 per annum.

Features

- NO ONWARD CHAIN
- TOP FLOOR FLAT
- TWO BEDROOMS
- LOUNGE/ DINER
- ON STREET PARKING
- IN THE VILLAGE OF EARLS COLNE
- COUNCIL TAX BAND A
- COMMUNAL GARDENS
- IDEAL FOR FIRST TIME BUYERS
- GAS HEATING

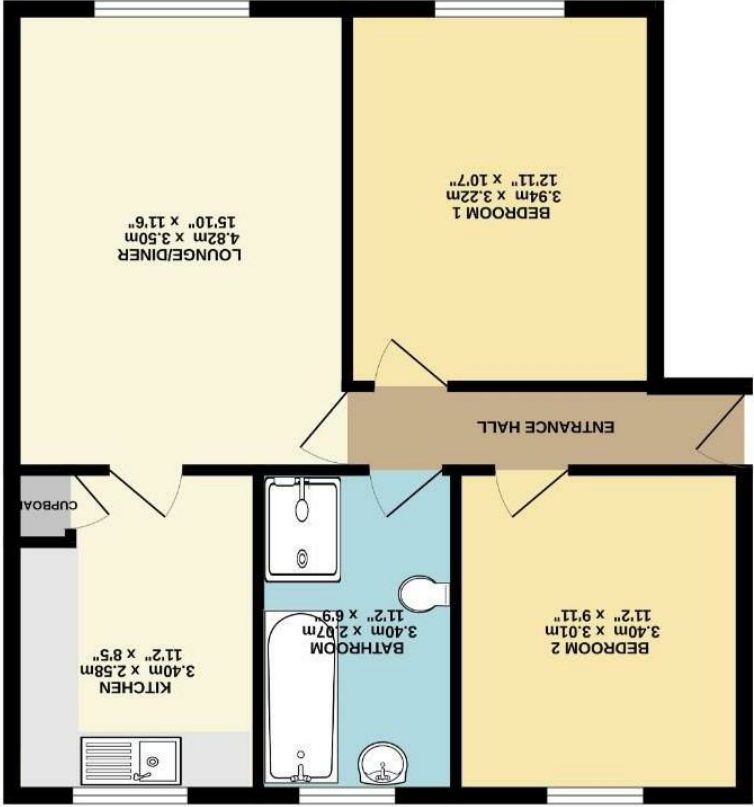


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



TOTAL FLOOR AREA: 59.2 sq m (638 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of details, areas, rooms and fixtures are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given.



GROUND FLOOR
59.2 sq.m. (638 sq.ft.) approx.