

oakheart

£270,000

Offers In The Region Of  
High Street, Earls Colne





Situated just off the High Street in the ever-popular village of Earls Colne, this two-bedroom end-of-terrace bungalow offers well-maintained, single-level living with the benefit of allocated parking and a private garden. Perfect for those looking to downsize or seeking a quiet village setting with local amenities close by.

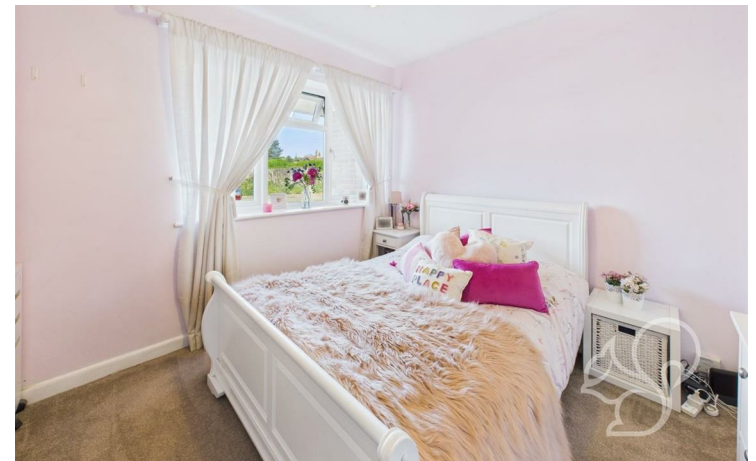
Upon entering, you're welcomed into a useful entrance lobby, leading into a well-proportioned lounge/diner

filled with natural light from the front-facing window. The modern kitchen sits to the rear of the property, fitted with a range of stylish wall and base units, built-in electric oven and hob, and space for further appliances. A rear door provides direct access to the garden. An inner hallway offers access to a handy storage cupboard and the remainder of the accommodation, including two bedrooms—both featuring built-in wardrobes—and a contemporary shower room with

walk-in shower, tiled finish and heated towel rail.

The rear garden is mainly laid to lawn and includes a garden shed, offering a private outdoor space to enjoy. The bungalow also benefits from two allocated parking spaces.

Call Oakheart today to arrange your viewing!



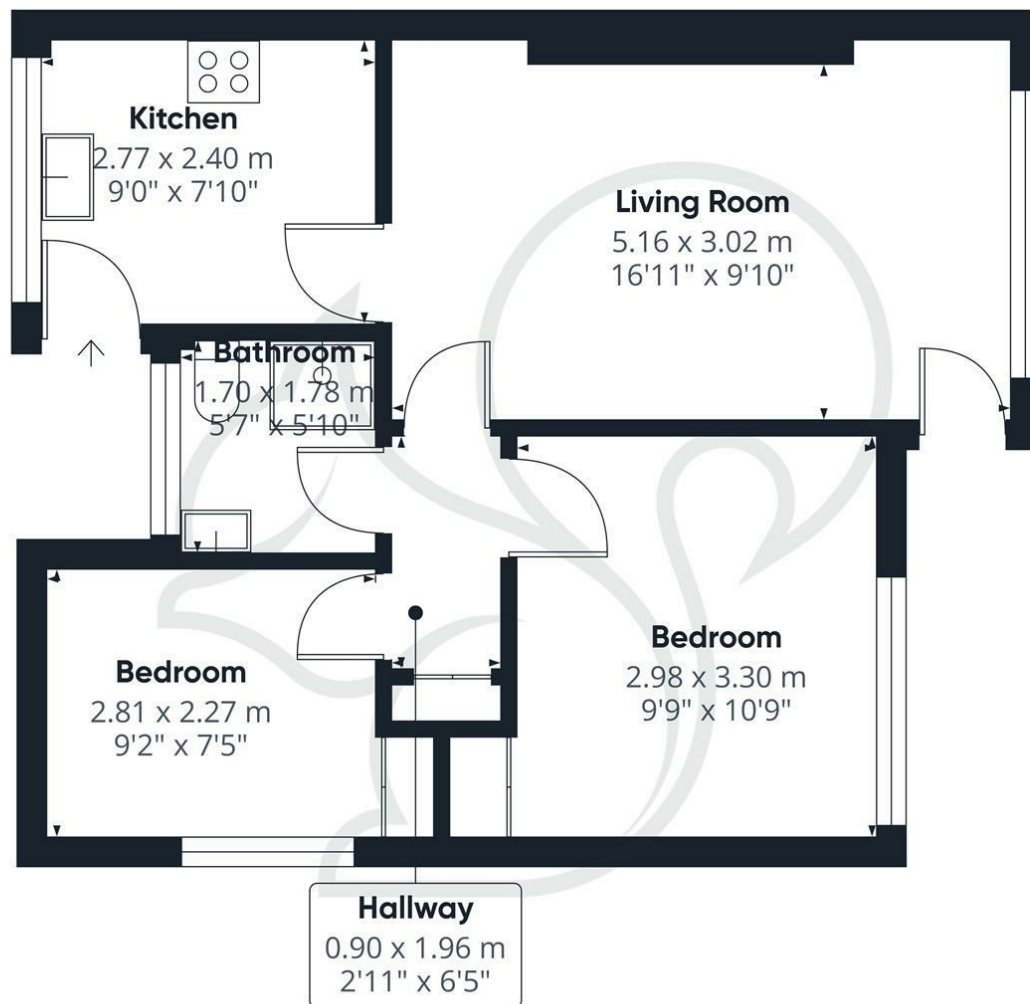












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Approximate total area<sup>(1)</sup>  
45.5 m<sup>2</sup>  
489 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

**Local Authority:**

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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