

oakheart



£270,000

Offers In The Region Of
Thomas Bell Road, Earls Colne

Situated in the widely sought-after village of Early Colne, this well-presented two bedroom terraced home offers an excellent opportunity for first-time buyers, downsizers or investors alike.

The property opens into a generous living room, providing a welcoming and comfortable space to relax and entertain, featuring an open fireplace, ideal for cozy winter evenings. To the rear, a recently fitted kitchen/diner features a modern range of units and includes an integrated oven, fridge freezer, inset

sink and drainer unit with stainless steel mixer tap, offering both style and practicality with space for dining. Upstairs, the accommodation comprises two well-proportioned double bedrooms, both served by a contemporary family bathroom offering a sleek grey tiled finish comprising of a panel bath with shower over the tub, a low level WC and vanity unit.

Externally, the property benefits from a manageable rear garden, commencing with a paved terrace ideal for outdoor

seating, leading to an area of lawn, perfect for low-maintenance enjoyment. Further enhancing the appeal are two allocated parking spaces, a rare and valuable feature for a property of this type.

Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1



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Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Approximate total area⁽¹⁾

52.4 m²
565 ft²

Reduced headroom
1.3 m²
14 ft²

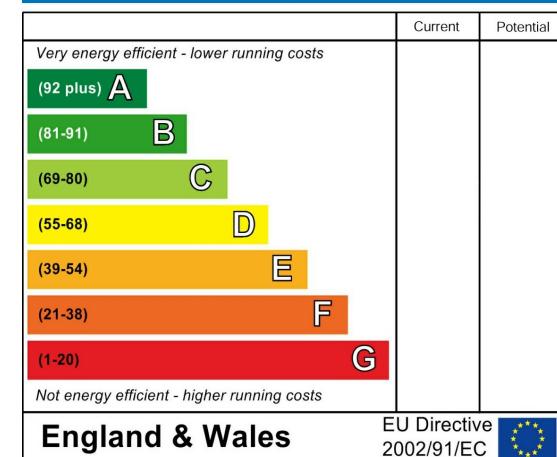
(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



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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