



Lower Holt Street, Earls Colne CO6 2PH

welcome to

Lower Holt Street, Earls Colne

**** GUIDE PRICE £350,000 - £375,000 **** Charming Grade II listed semi detached home Circa 15th Century. Period features throughout including exposed beams and timbers. Lounge, sitting room and kitchen. First floor bathroom. Generous rear garden.



Entrance Hall

Entrance door to front, Window to front. Stairs rising to first floor.

Lounge

17' 2" x 11' 5" (5.23m x 3.48m)

Secondary glazed window to front. Large brick built Inglenook fireplace and inset woodburner. Parquet flooring and exposed beams. Two radiators. Door into courtyard garden.

Dining Room

17' 10" x 14' (5.44m x 4.27m)

Three windows to side. Feature Inglenook fireplace with inset woodburner. Two radiators and door into rear garden. Exposed beams.

Kitchen

18' 6" x 14' 2" (5.64m x 4.32m)

Window to rear and side. Door into garden. Fitted kitchen with a range of wall and base units with Corian worksurfaces incorporating a butler sink. AGA Oven. Cupboard housing boiler (gas central heating). Exposed beams.

First Floor

Landing

Exposed beams and timbers. Airing cupboard. Doors to :-

Bedroom One

18' x 15' 7" (5.49m x 4.75m)

Windows to front and rear. Valuted ceiling. Built in wardrobes and two radiators. Exposed beams.

Bedroom Two

13' x 12' 11" (3.96m x 3.94m)

Window to side. Radiator. Exposed beams.

Bedroom Three

7' 3" x 6' 3" (2.21m x 1.91m)

Window to side and radiator. Built in desk.

Bathroom

13' 8" x 8' 6" (4.17m x 2.59m)

Window to front. Panel enclosed bath with shower and shower screen. Vanity wash hand basin, wc and radiator. Shaver point and spotlighting.

Exterior

Rear Garden

Commencing with a brick paved patio leading onto lawned area. Path and mature shrub borders.

Laundry room housing washing machine.

Parking

Vendor as informed us agreement with neighbour to use parking space in their courtyard. The property does not include this parking space in the sale.



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Lower Holt Street, Earls Colne

- Semi detached
- Grade II listed
- Period features
- Three bedrooms
- Bathroom

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: D

guide price

£350,000 - £375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS104821 - 0004

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william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex,
CO6 1TS



williamhbrown.co.uk