



Lower Holt Street, Earls Colne, Colchester, CO6 2PH

welcome to

**Lower Holt Street, Earls Colne,
Colchester**

- Guide Price £270,000 - £280,000
- Detached house
- Short walk from local amenities
- Downstairs bathroom

Tenure: Freehold EPC Rating: E

guide price

£270,000-£280,000

Lounge / Diner

18' 4" x 13' 5" (5.59m x 4.09m)
Door and window to front aspect and two windows to side aspect. Fireplace. Leads through to snug. Door leading to kitchen.

Snug

11' 5" x 8' 1" (3.48m x 2.46m)
Window to front aspect. Stairs to first floor.

Kitchen

12' 3" x 11' 8" (3.73m x 3.56m)
Range of matching wall and base units. Door to bathroom.

Utilty Room

3' 2" x 6' 2" (0.97m x 1.88m)
Door to side aspect.

Bedroom One

16' 6" x 8' 9" (5.03m x 2.67m)
Two windows to front aspect.

Bedroom Two

8' 9" x 8' 4" (2.67m x 2.54m)
Window to side aspect.

Bathroom

Window to rear aspect. Suite comprising bath with shower over, wc, wash basin and heated towel rail. Cupboard.

Rear Garden

Paved with raised flower bed. Shed.



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Property Ref:
HST106892 - 0003

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