



Rickstones
Fordham Heath, Essex

**DAVID
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Rickstones, Cooks Mill Lane, Fordham Heath, Colchester, Essex, CO3 9TE

Fordham Heath is a hamlet within the Colchester District, in the English county of Essex. It is located to the west of the Roman city of Colchester, with its extensive range of amenities and facilities, and to the south-east of the village of Fordham. Fordham Heath has a primary school, a public house and a thriving cricket club. Conveniently located for the A12 trunk road, Marks Tey railway station and Colchester North Station with its direct link to London Liverpool Street Station.

Enjoying far reaching views across the Colne Valley is a two-bedroom detached bungalow set within a total plot size of approximately 0.19 acres, enjoying an enviable position located on the periphery of the highly regarded North Essex parish of Fordham Heath. Of brick construction and offering considerable scope for further adaption, enhancement and improvement, the accommodation is arranged via a single triple aspect reception room. Whilst fair to suggest the property would benefit from modernisation/updating, it retains features including UPVC framed double glazed windows, stable doors, a fitted kitchen and private, well-screened rear gardens. Offering some of the finest views in the region, further benefits include garaging, ample private parking and ample side access.

A two-bedroom detached bungalow enjoying an exceptional position with far reaching views across the Colne Valley. Requiring modernisation/updating with further benefits including garaging, parking and a total plot size of approximately 0.19 acres.

UPVC grained effect clad security door opening to:

ENTRANCE HALL: 16' 8" x 9' 5" (3' 11") (5.07m x 2.88m (narrowing to 1.20m)) With door to store room providing useful cloaks storage, further door to linen store housing water cylinder with useful fitted shelving. Obscured panel glazed door opening to:

SITTING ROOM: 19' 0" x 11' 11" (5.78m x 3.62m) Affording a triple aspect with casement window range to front, side and rear providing far reaching views across the gardens and Colne Valley beyond. The focal point of the room is a central red brick fireplace with electric fire, terracotta tiled hearth and serving hatch to kitchen.

KITCHEN: 12' 8" x 9' 0" (3.85m x 2.75m) Fitted with an extensive range of base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with hot and cold tap over, space for

an oven, fridge/freezer and casement window range to garden room. Door to:

REAR HALL: With a range of fitted units and stable door to:

GARDEN ROOM: 24' 1" x 8' 4" (7.34m x 2.54m) Set beneath a sloping roofline on a brick base with panel glazed windows affording views across the gardens and landscape beyond.

BEDROOM 1: 12' 11" x 11' 5" (3.94m x 3.48m) With casement window range to rear and range of fitted wardrobe units.

BEDROOM 2: 10' 11" x 10' 4" (3.32m x 3.16m) With casement window range to front and views across the parking area.

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FAMILY BATHROOM: 5' 11" x 5' 10" (1.80m x 1.78m) Fitted with bath with tiling above and pedestal wash hand basin. Wall mounted heated towel radiator and obscured glass window to front.

CLOAKROOM: 5' 5" x 2' 9" (1.66m x 0.86m) Fitted with ceramic WC and obscured glass casement window to front.

Outside

The property is situated on the top of Cooks Mill Lane/Argents Lane with wrought iron gates opening to a brick paved area of private parking with space for approximately five vehicles. Direct access is provided to the:

GARAGE: 20' 4" x 11' 6" (6.20m x 3.50m) With electric up and over doors to front, light and power connected and panel glazed personnel door to rear.

The gardens envelope the property with established, well-screened lawns to front, side and rear with hedge line borders, mature trees and views across the Colne Valley. The gardens offer considerable scope for further landscaping and enhancement with further six-foot hedge line border to front.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: F. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///dabbling.cubes.revives

LOCAL AUTHORITY: Colchester City Council, Rowan House, 33 Sheepen Road, Colchester, CO3 3WG **BAND:** C.

BROADBAND: Up to 5 Mbps (Source Ofcom).

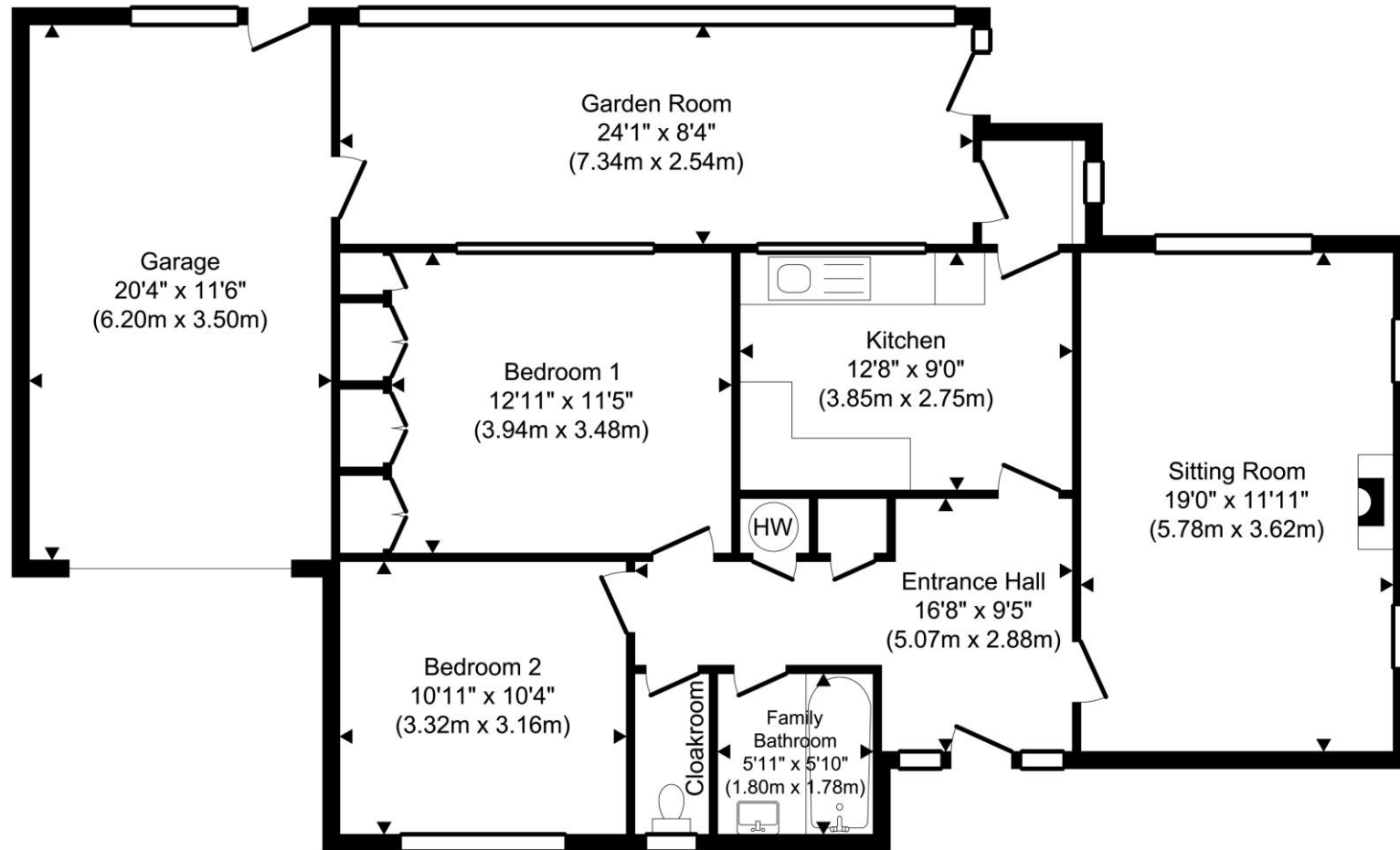
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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Approximate Floor Area
1290.48 sq. ft.
(119.89 sq. m)

TOTAL APPROX. FLOOR AREA 1290.48 SQ.FT. (119.89 SQ.M.)

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