



2 The Grove, Earls Colne, Earls Colne, Colchester, Essex, CO6 2PZ

Price £252,500

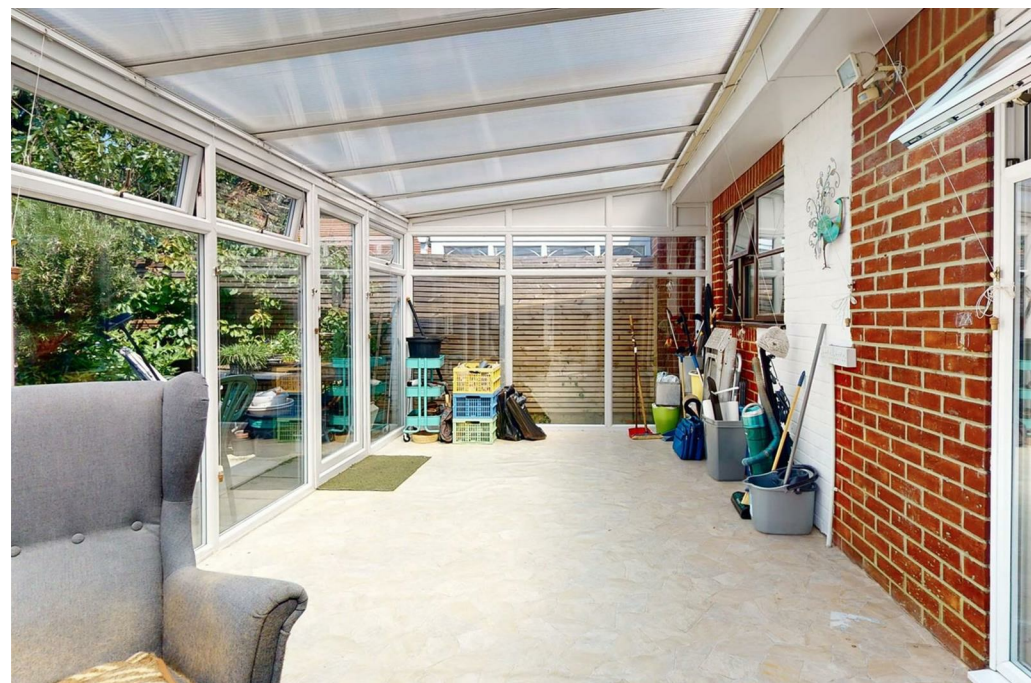
- Parking and garage
- Shower room
- Large conservatory
- No onward chain
- Two bedrooms
- Some updating required

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An opportunity to purchase this two bedroom bungalow in the centre of Earls Colne. The property has the benefit of having a large conservatory as well as a garage and allocated parking. The property may require some modernisation, viewing is advised.



Council Tax Band: B



Entrance Hall

7'9" x 5'9"

Wooden front door to hallway, radiator, doors to :-

Kitchen

10'4" x 9'8"

Glazed window to front aspect, range of base and eye level units, space for gas cooker and plumbed for washing machine, gas boiler.

Bedroom Two

10'0" x 7'0"

Glazed window to front aspect, radiator.

Wet Room

8'8" x 6'7"

Fully tiled wet room with shower, wash hand basin. low level WC and radiator.

Lounge

14'9" x 12'11"

Double glazed window to rear and double glazed door leading to conservatory, radiator, fireplace.

Conservatory

22'9" x 11'1"

Double glazed construction leading to the garden.

Rear Garden

Enclosed rear garden commencing with patio area with shrubs, vegetable beds and garden shed.

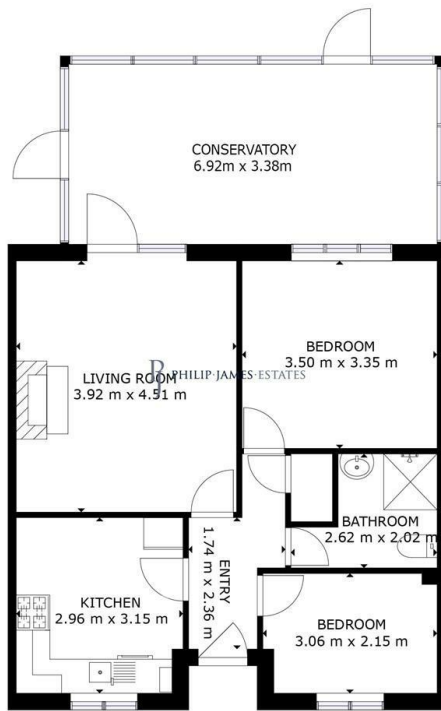
Parking and Garage

The property comes with one allocated parking space and a single garage with up and over door.

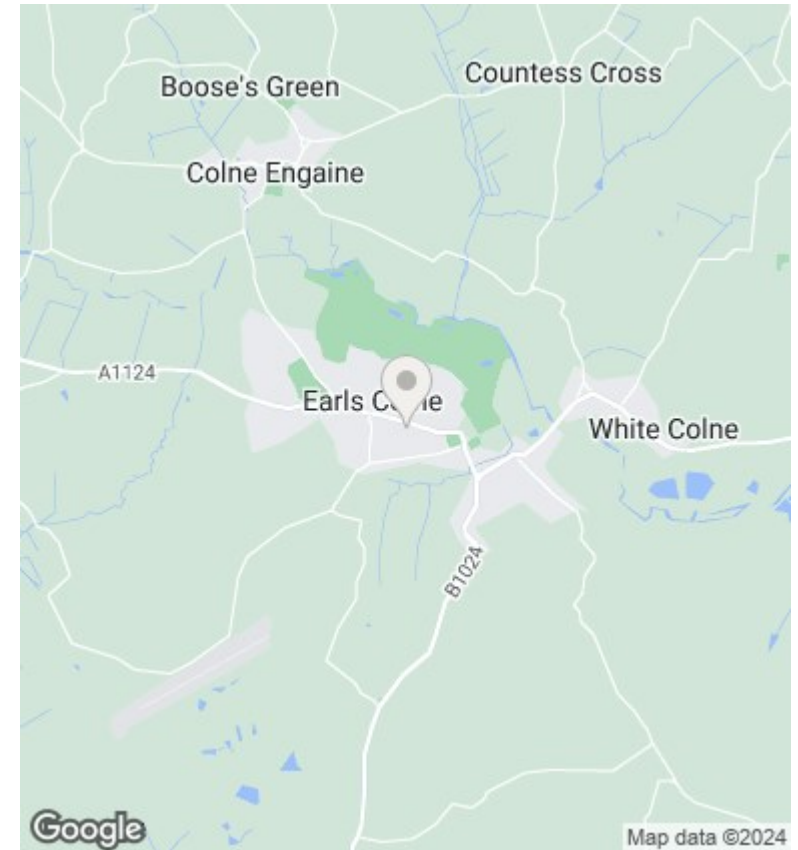
Bedroom One

11'6" x 11'0"

Glazed window to rear aspect, radiator



GROSS INTERNAL AREA
TOTAL: 57 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	63	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	