



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

Price £248,999

- Dedicated parking space and garage
- Wet room
- Large conservatory
- Cul de sac position
- No onward chain
- NO ONWARD CHAIN
- Two bedrooms
- Some modernisation may be required, viewing advised

2 The Grove, Earls Colne, Colchester CO6 2PZ

An opportunity to own this two bedroom bungalow in a cul de sac position nestled in the heart of the picturesque village of Earls Colne. Local amenities include grocery stores, independent butchers, pub, opticians, hair salon , dog groomer and award winning café all within a couple of minutes of the doorstep. Earls Colne is located only 8 miles from Colchester and close to Suffolk border with the A12 and A120 providing easy access to the M25 and M11 respectively. The property offers good living accommodation, 2 bedrooms, kitchen and wet room and would benefit from some modernisation if required. There is also a garage and allocated parking



Council Tax Band: B



Entrance Hall

7'9" x 5'9"

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

Glazed window to rear aspect, radiator

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, combi 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. Rear access to property via exclusive use of alley.

Parking and Garage

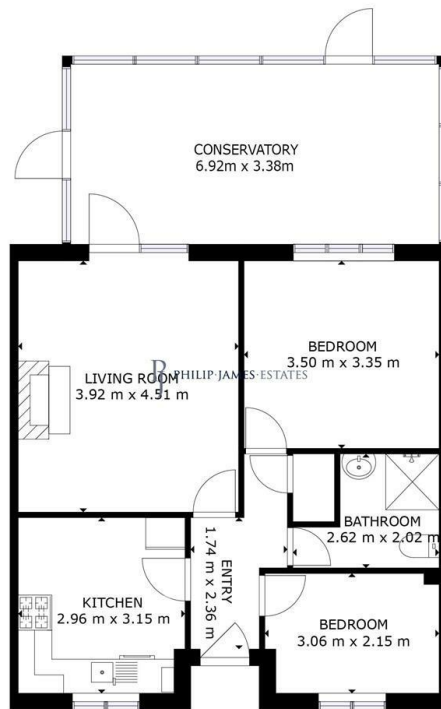
The property comes with one allocated parking space and a single garage with up and over door.

Bedroom One

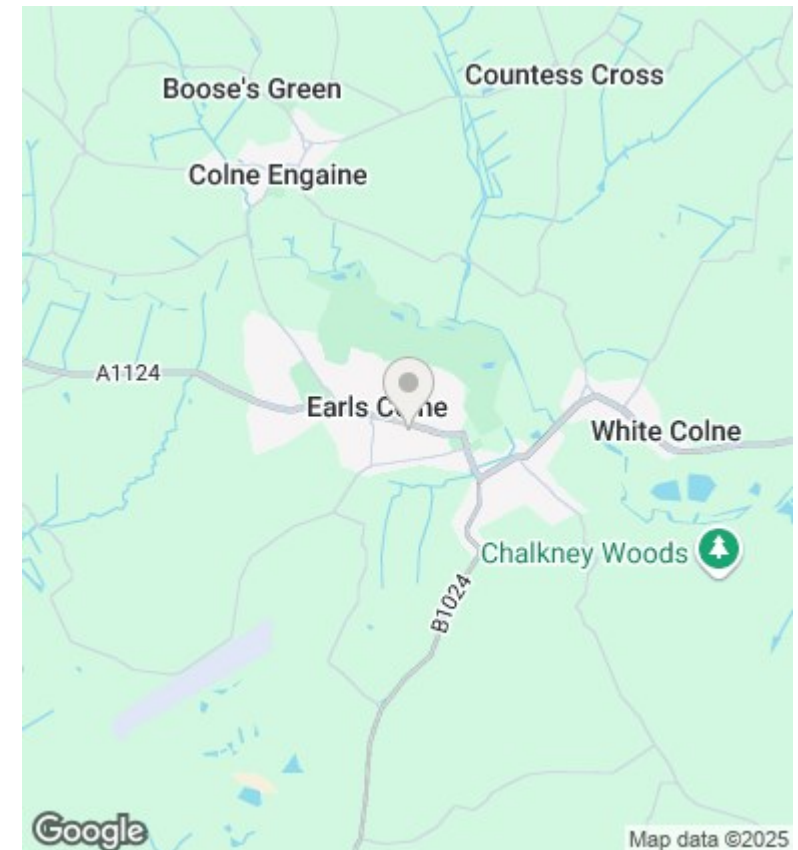
11'6" x 11'0"







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
Very energy efficient - lower running costs		
(92 plus) A	67	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 