



22 High Street, Earls Colne, Colchester, Essex, CO6 2PA

£290,000

- Two double bedrooms
- Grade Two listed
- Two reception rooms
- High Street Location
- Viewing advised
- Scope to have office /annex in back garden

22 High Street, Colchester CO6 2PA

A rare opportunity to purchase this two bedroom cottage in Earls Colne High Street having the benefit of an outbuilding that could be converted to a office, workshop etc. The property has a large lounge/dining room, fitted kitchen to the ground floor and two double bedrooms and bathroom to the first. Viewing is highly recommended to avoid disappointment..



Council Tax Band: C



Lounge

13'4" x 12'4"

Glazed sash window to front aspect, feature fireplace with inset burner, timber partition to :

Dining Room

12'4" x 7'10"

Exposed brick work , electric heater, window to rear.

Fitted Kitchen

10'7" x 9'9"

Two glazed windows to rear aspect, range of base and eye level units and work surfaces, tiled walls to compliment. Door to rear garden.

Stairs to First Floor

Storage cupboard, loft hatch, doors to :-

Bedroom One

12'0" x 12'5"

Glazed window to front aspect,exposed beams

Bedroom Two

12'0" x 9'11"

Glazed window to front aspect, exposed beams, storage cupboard.

Bathroom

8'11" x 5'11"

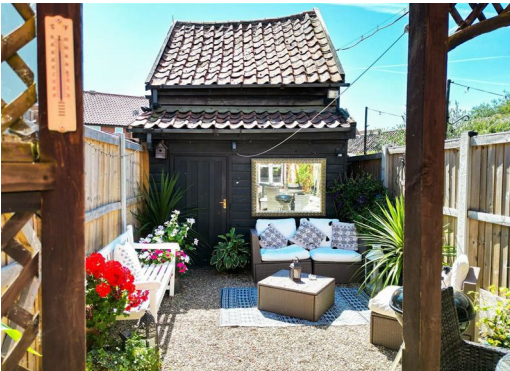
Glazed window to rear, low level WC, wash hand basin, panel bath with shower mixer tap set. part tiled walls to compliment

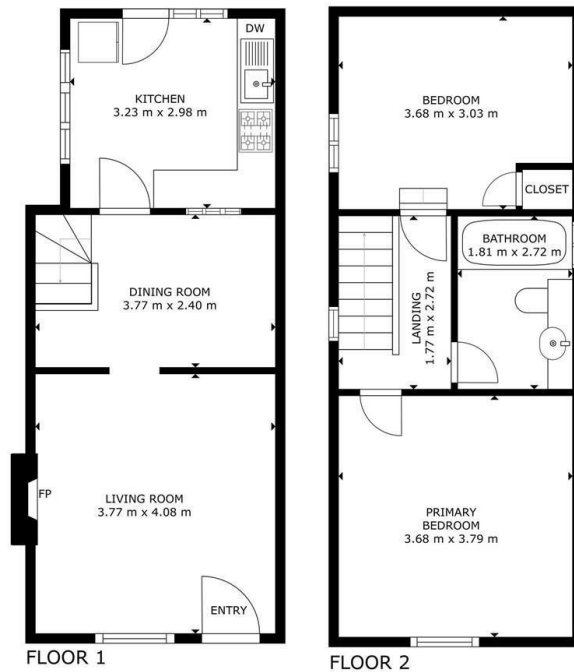
Rear Garden and Storage

14'0" x 9'2"

Enclosed rear garden laid to gravel. also a detached storage unit with an upstairs that has power, water and light connected which could make an ideal hobby room or office/annex.

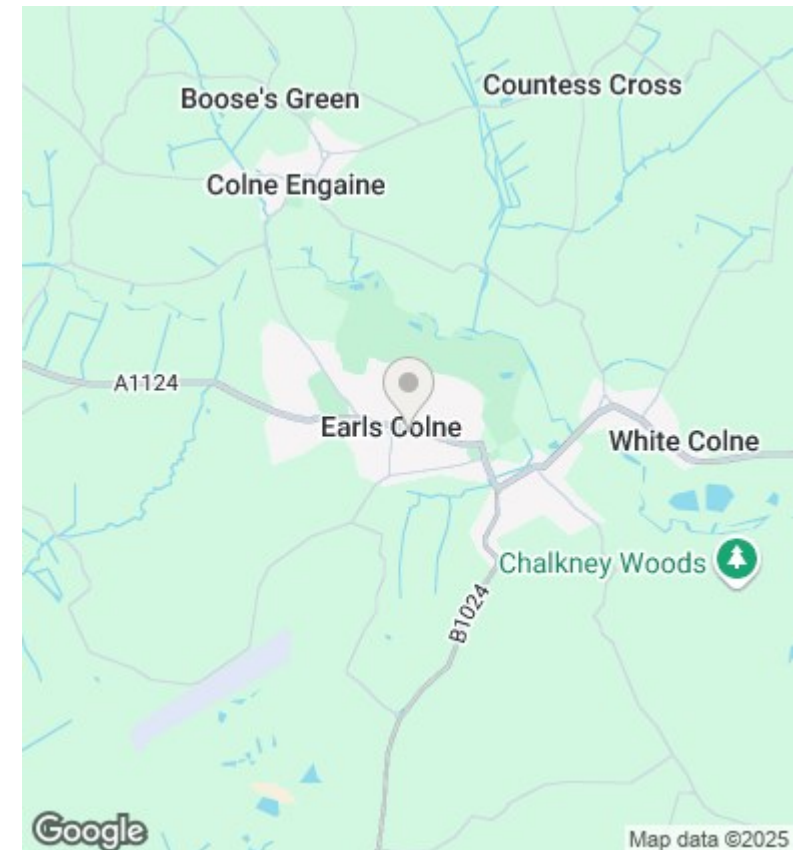






GROSS INTERNAL AREA
FLOOR 1: 34 m², FLOOR 2: 35 m²
TOTAL: 69 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PHILIP JAMES ESTATES



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC