

# 2 Squires Court High Street - Offers In Excess Of £280,000

Earls Colne Colchester CO6 2QW

**shires**

Estate & Letting Agents



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# Offers In Excess Of £280,000

## The Property

Nestled in the charming village of Earls Colne, this delightful terraced house on High Street offers a perfect blend of modern living and community spirit. The property spans an impressive 893 square feet, providing ample space for comfortable living.

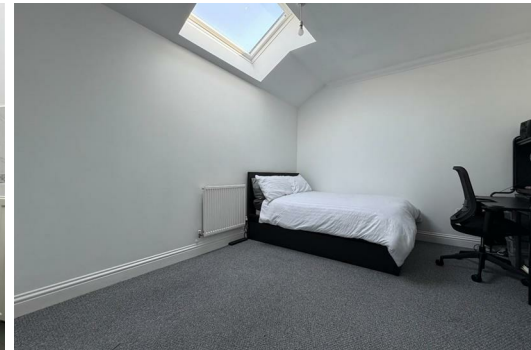
Upon entering, you are welcomed into a well-proportioned reception room, ideal for both relaxation and entertaining guests. The layout flows seamlessly, creating a warm and inviting atmosphere throughout. The house features two generously sized bedrooms, perfect for a small family or as a guest room and home office.

The two en-suite's are thoughtfully designed, catering to all your needs with modern fixtures and fittings. The property benefits from its location, with local amenities just a stone's throw away, ensuring convenience for daily errands and leisure activities.

This terraced house is not only a wonderful home but also a fantastic opportunity for those looking to settle in a friendly village environment. With its contemporary design and practical layout, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely property your own in the picturesque setting of Earls Colne.

## Features

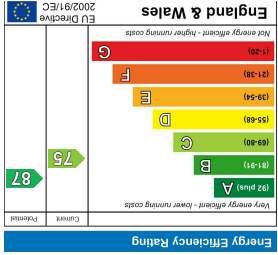
- TWO BEDROOM HOME
- ALLOCATED PARKING
- MODERN TASTE THROUGHOUT
- AVAILABLE TO VIEW NOW
- POPULAR VILLAGE OF EARLS COLNE
- WALKING DISTANCE TO HIGH STREET
- MODERN FITTED KITCHEN
- ENSUITE'S OFF BOTH BEDROOMS
- AIREY SKYLIGHTS THROUGHOUT
- ENCLOSED GARDEN





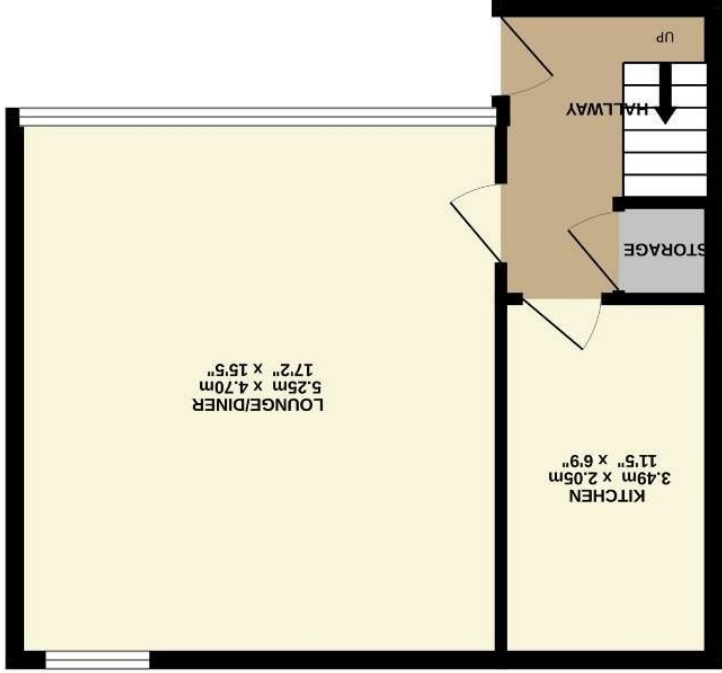


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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