

**Lower End, Layer-De-La-Haye  
CO2 0LE  
Guide Price £425,000 to £450,000  
Freehold**

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- SEMI-RURAL VILLAGE LOCATION
- PRIVATE LANE
- TWO DOUBLE BEDROOMS
- KITCHEN/DINER
- PORCH
- CONSERVATORY/GARDEN ROOM
- FIRST FLOOR BATHROOM
- CARPORT
- GARAGE
- CHAIN FREE

**\*\*A TWO BEDROOM DETACHED CHARACTER HOUSE IN A SEMI-RURAL VILLAGE LOCATION\*\***

**CHAIN FREE**

A rare opportunity to acquire this established property located on a private lane in the frequently requested village of Layer-De-La-Haye.

This older style home stands on a corner style plot with brick boundary wall and carport and garage to the rear. This residence will need some modernisation and would ideally suite someone looking for the village life and would be ready return it to its former glory.

Layer-De-La Haye is a popular community-based village with shop, primary school, playing fields two pubs/restaurants, doctors' surgery and with many attractive walks and is within close proximity of Abberton Reservoir and nature reserve.

The village is found on the outskirts of Colchester where there are recreational facilities including Birch Grove Golf Club and Bannatyne Health Club and Spa.

The village also is well placed with access to Mersea Island, known for its sailing facilities and coastal walks.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE PORCH**

5' 7" x 3' 6" (1.70m x 1.07m)

Part glazed entrance door, double glazed window to one elevation, port hole style secondary glazed window. Block/brick floor.

#### **LIVING ROOM**

16' 6" x 10' 10" (5.03m x 3.30m)

Double glazed bow window to one elevation, double glazed window to further elevation, two radiators. Stone fire surround with inset open grate (not tested), open tread staircase to first floor landing.

#### **KITCHEN/DINER**

16' 1" x 10' 9" (4.90m x 3.27m)

Double glazed window to one elevation, double glazed borrow light window to separate elevation, radiator. One and a quarter bowl sink unit inset to work top with cupboards under, a range of floor standing cupboards drawers and units with adjacent work tops, wall mounted matching units, two tall standing storage cupboards. Space for washing machine, five ring gas hob inset to work top with electric oven under, built in oil boiler to cupboard (not tested).

#### **CONSERVATORY/GARDEN ROOM**

11' 0" x 10' 4" (3.35m x 3.15m)

Sealed unit windows to three elevations, sealed unit French doors to garden, tiled flooring, wall mounted heater. Power and lighting connected.



### **FIRST FLOOR LANDING**

10' 8" x 3' 4" (3.25m x 1.02m)

Double glazed window to one elevation and built-in airing cupboard.

### **BEDROOM ONE**

16' 7" x 10' 10" (5.05m x 3.30m)

Double glazed windows to two elevations, radiator. Two built-in bulkhead storage cupboards.

### **BEDROOM TWO**

10' 8" x 9' 3" (3.25m x 2.82m)

Double glazed windows to two elevations, radiator.

### **FAMILY BATHROOM**

6' 3" x 6' 2" (1.90m x 1.88m)

Double glazed frosted window to one elevation, shaver socket, heated towel radiator. Wash hand basin with vanity cupboard under, low level WC and over sized walk in shower cubicle with curved shower screen, tiled walls.

### **OUTSIDE**

The property is set on a corner style plot with an expanse of lawn fronting the property with established flower beds and borders behind a brick retaining wall. To the rear there is a covered car port with two built-in storage rooms (with power connected) and access to the garage.

### **GARAGE**

19' 4" x 9' 1" (5.89m x 2.77m)

Detached with up and over door, personal door to garden. Power and lighting connected.

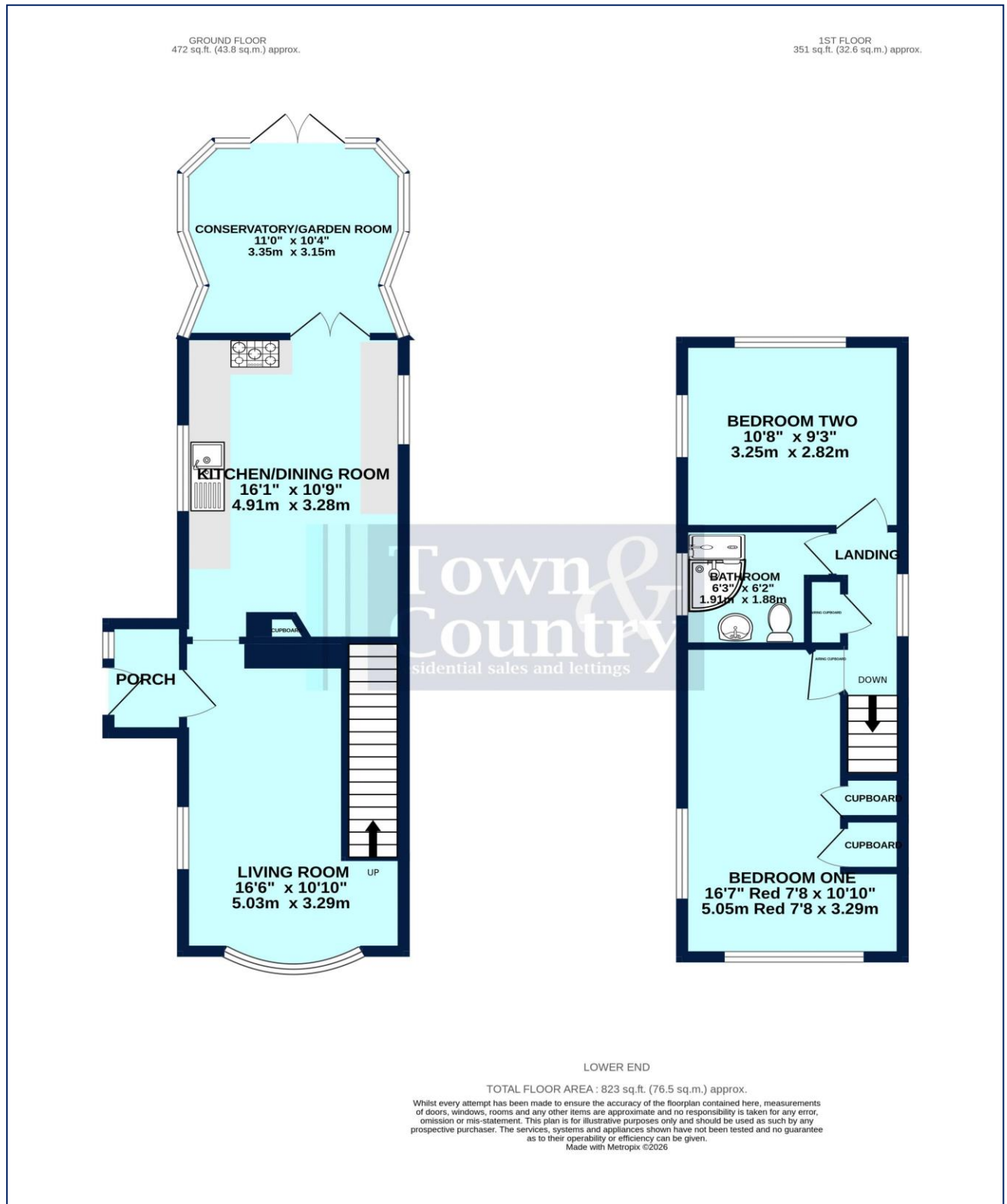
### **AGENT'S NOTE:**

Whilst the property is on mains water the drainage is on a cess pit.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.