

oakheart



£240,000

Price Guide

Upper Holt Street, Earls Colne



PRICE GUIDE - £240,000 - £250,000 - A character-filled two-bedroom ground-floor maisonette set within a charming Grade II listed building on the edge of the sought-after village of Earls Colne. This beautifully presented home blends period features, including exposed beams, sash windows and fireplaces, with stylish contemporary kitchen and bathroom suites.

Formerly a historic public house, the building now forms an exclusive collection of just three unique apartments, perfectly positioned within easy reach of the village centre.

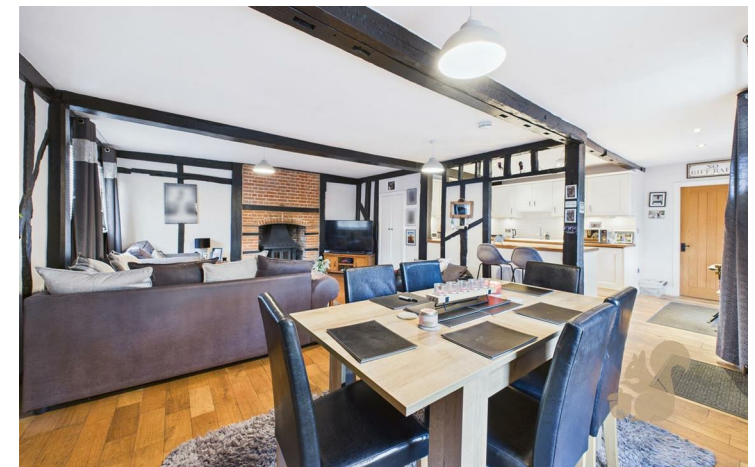
A welcoming entrance door opens into a stunning open-plan living and kitchen

space, boasting attractive wood flooring, exposed beams, a feature brick fireplace with log burner, and dual-aspect sash windows filling the room with natural light. The contemporary kitchen is well appointed with modern units and work surfaces, a ceramic 1.5 bowl sink, integrated dishwasher and washing machine, NEFF ceramic hob with electric oven, and a built-in fridge and freezer. An inner hallway leads to both double bedrooms and the family bathroom, which itself showcases wonderful original features including exposed beams, a storage cupboard, and a further cupboard housing the central heating boiler. The principal bedroom enjoys sash windows to the side, built-in double wardrobes, alcove recesses, and its own en suite shower room with walk-in shower, WC and wash hand basin. Bedroom two is equally

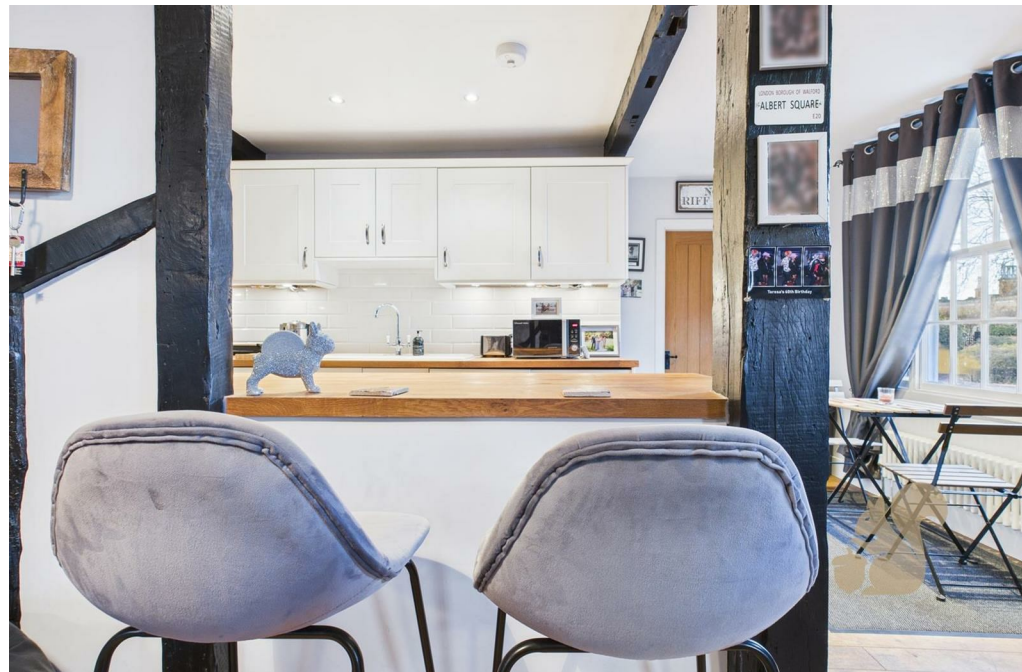
generous in size and features a sash window to the front, exposed beams, and a charming brick fireplace. The family bathroom offers a modern suite comprising a panelled bath with shower over, WC and wash hand basin, complemented by stylish tiling.

To the rear, a private car park provides two allocated parking spaces plus a visitor bay. Residents also benefit from a private paved garden area, perfect for outdoor seating, as well as a useful private storage unit to the side.

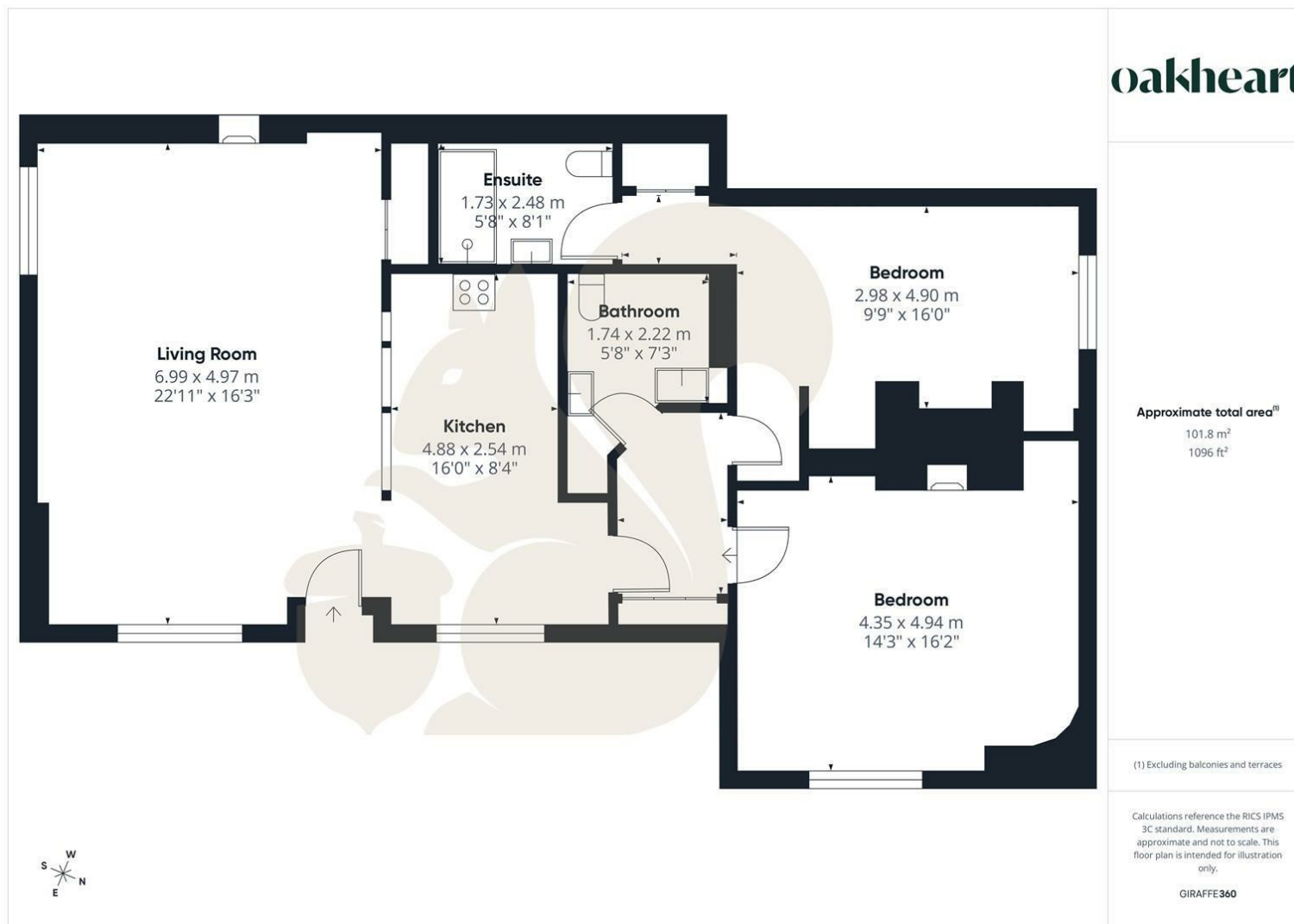
Call Oakheart today to arrange your viewing!











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Local Authority:

Tenure:
Leasehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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