

134 HIGH STREET

Earls Colne, Colchester, Essex, CO6 2RB

Guide price £295,000

DAVID BURR









134 High Street, Earls Colne, Colchester, Essex, CO6 2RB

A delightful Victorian cottage situated at the southern end of the High Street, and forming part of the streetscape surrounding the imposing St Andrews church. The cottage features wonderful brick detail to the front elevation in contrast to relief rendering to the rear, and a steep high pitched roof, all of which contribute to the very appealing aesthetics. Cosy yet surprisingly well proportioned, the property has been meticulously maintained and also includes the added benefit of a spacious and secluded, south westerly facing rear garden, with modern summer house and lovely patio terrace. NO ONWARD CHAIN.

Four panelled timber entrance door opening to a well-proportioned sitting room with exposed timber floor, the focal point of the room being a wonderful fireplace in brick with raised hearth and inset log burner. There are useful shelves to either side, within the breast recesses and a lovely sash window to the front. The sitting room opens to the dining room with a continuation of the exposed timber floor, radiator and French doors to the rear garden (these are sealed and currently not used). A useful understairs storage cupboard is provided which contains a recently installed Vaillant gas boiler and room for storage.

Stairs rise to the first floor level and a ledge and braced door opens to the kitchen. Tiled floor, timber countertops supported by base units providing drawers and cupboards, matching wall cabinets, space for washing machine, integrated slim line dishwasher, integrated electric oven and ceramic hob with extractor fan over and integrated fridge and freezer. Casement window to the side and glazed door to rear garden.

The bathroom which is tiled to half height level with a tiled floor features a white suite comprising low level WC, hand wash basin and bath with mixer tap, flexible hose, shower head and riser rail. Heated towel rail and a Velux skylight window.

To the first floor are two well proportioned bedrooms. The larger of the two facing the front with a sash window, useful built in storage cupboard, exposed timber floor and radiator. The rear bedroom also features an exposed floor and casement window to the rear.

Outside
Large patio expanse and lawned area with shrub boarders and brick pathway leading to the foot of the garden and the summerhouse. The patio is a lovely and private suntrap with a south westerly orientation. There is a gate providing access alongside the house and exterior lighting.

The summerhouse is of timber frame construction with a pitched roof and weather boarded exterior. There is a power supply with power sockets, lighting and external lighting. The summer house could make for a very useful ancillary room subject to any further thermal improvements. It is 3.42m wide x 2.54m deep. Adjacent to the summerhouse is log store area. The garden enjoys a high degree of privacy.

The well presented accommodation comprises:

- Two bedrooms
- Sitting room
- Separate dining area
- Kitchen
- Bathroom
- South westerly facing rear garden
- Summerhouse and log store
- Convenient location within village centre
- Ideal for access to amenities

Location

Earls Colne is a well-served and highly sought-after North Essex village with many shops, post office, restaurants, public houses, sports center, primary school, doctors' surgery and golf courses. The village of Coggeshall is 4 miles and the larger towns of Halstead and Braintree both having extensive facilities including a mainline to the latter.

Access

- Halstead 3 miles
- Colchester 10 miles
- Braintree 10 miles
- Marks Tey – Liverpool St 70 mins
- Stansted approx. 30 mins
- M25 J27 approx. 50 mins

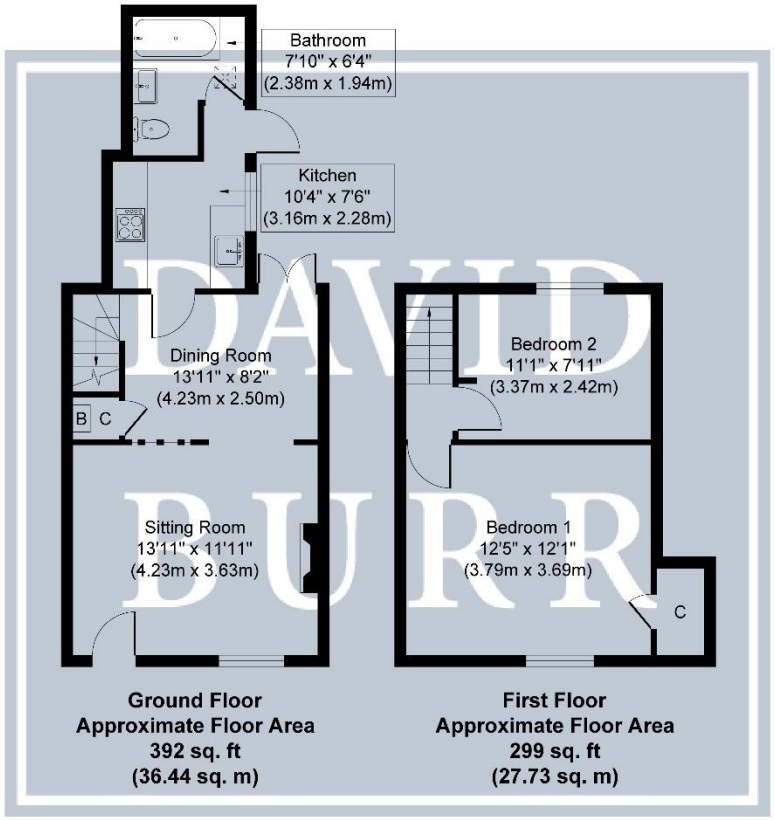
Agents note;
We understand the French doors in the dining area have been purposely sealed as they are not used, and for draft proofing.
There is off street parking to the front, the seller has advised us this is available on a first come basis. Additionally, there is the option to use Park Lane, which is close by.
There is a right of way for the neighbouring cottage across the rear, which is generally used for movement of bins etc.











Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: D

Council tax band: C Broadband: Fibre to the cabinet

Tenure: Freehold Construction type: Brick construction

Conservation area: Yes

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Contact details

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