

oakheart



£260,000

Price Guide

Thomas Bell Road, Earls Colne

£260,000 - £270,000 Situated in the widely sought-after village of Early Colne, this well-presented two bedroom terraced home offers an excellent opportunity for first-time buyers, downsizers or investors alike.

The property opens into a generous living room, providing a welcoming and comfortable space to relax and entertain, featuring an open fireplace, ideal for cozy winter evenings. To the rear, a recently fitted kitchen/diner features a modern range

of units and includes an integrated oven, fridge freezer, inset sink and drainer unit with stainless steel mixer tap, offering both style and practicality with space for dining. Upstairs, the accommodation comprises two well-proportioned double bedrooms, both served by a contemporary family bathroom offering a sleek grey tiled finish comprising of a panel bath with shower over the tub, a low level WC and vanity unit.

Externally, the property benefits from a manageable rear

garden, commencing with a paved terrace ideal for outdoor seating, leading to an area of lawn, perfect for low-maintenance enjoyment. Further enhancing the appeal are two allocated parking spaces, a rare and valuable feature for a property of this type.

Call Oakheart today to arrange your viewing!











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Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(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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