



  
william  
h brown  
**for sale**  
Colchester St Johns  
**01206 843464**  
williamhbrown.co.uk

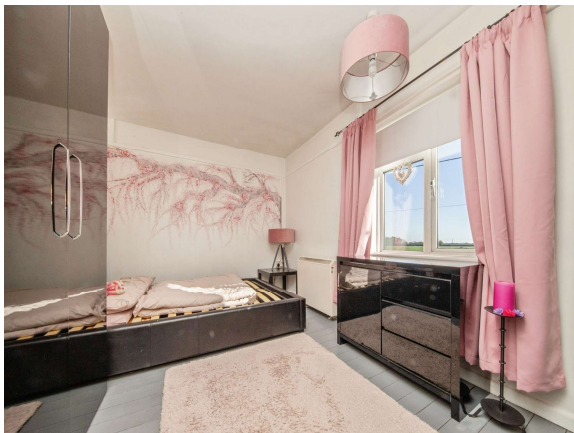
**Cross Cottages, Cooks Hill, Boxted, Colchester, CO4 5SR**

  
william  
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**welcome to**

**Cross Cottages, Cooks Hill, Boxted, Colchester**

Offered with NO ONWARD CHAIN this charming FIRST FLOOR MAISONNETTE is WELL-PRESENTED THROUGHOUT making the PERFECT HOME FOR FIRST TIME BUYERS. Situated in a SOUGHT-AFTER VILLAGE with OUTSTANDING COUNTRYSIDE VIEWS and various local amenities nearby an early viewing is highly recommended.



### **Entrance**

The property is entered via the front door with obscure double glazed insets leading to:

### **Entrance Lobby**

Double glazed window to the side aspect, electric storage heater and stairs rising to:

### **First Floor Landing**

Access to the loft, built-in cupboard (housing the electric meter) and doors leading to;

### **Living Room**

Two double glazed windows to the front aspects with countryside views, chimney breast with fireplace feature, built-in cupboard, electric storage heater and a picture rail.

### **Kitchen**

Double glazed window to the rear aspect, single sink and drainer inset to the worktop, tiled splashbacks, wall and floor mounted matching cupboards and drawers, electric cooker point, plumbing for a washing machine and dishwasher, built-in larder cupboard and an electric storage heater.

### **Bedroom One**

Double glazed window to the front aspect with countryside views, electric storage heater, picture rail and exposed wooden flooring.

### **Bedroom Two**

Double glazed window to the rear aspect, chimney breast, built-in airing cupboard (housing the water tank with shelving), electric heater and a picture rail.

### **Bathroom**

Obscure double glazed window to the rear aspect, enclosed panel bath, pedestal wash hand basin, low level WC, wall-mounted Dimplex electric heater, extractor fan and part tiled walls.

### **Rear Garden**

The rear garden is mainly laid to lawn with access via the front gate and side path.

### **Side Garden**

The side garden is mainly laid to lawn with gated path leading to the front door.

### **Parking**

The gated driveway can be found to the side of the property providing off road parking.



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## Cross Cottages Cooks Hill, Boxted Colchester

- Two Double Bedrooms
- First Floor Maisonette
- Stunning Countryside Views
- Well-Presented Throughout
- Attractive Rear Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 222.71

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Nov 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£160,000**



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Property Ref:  
CSJ109993 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the  
postcode not the actual property