

**Lower End, Layer-De-La-Haye  
CO2 0LE  
£465,000 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.

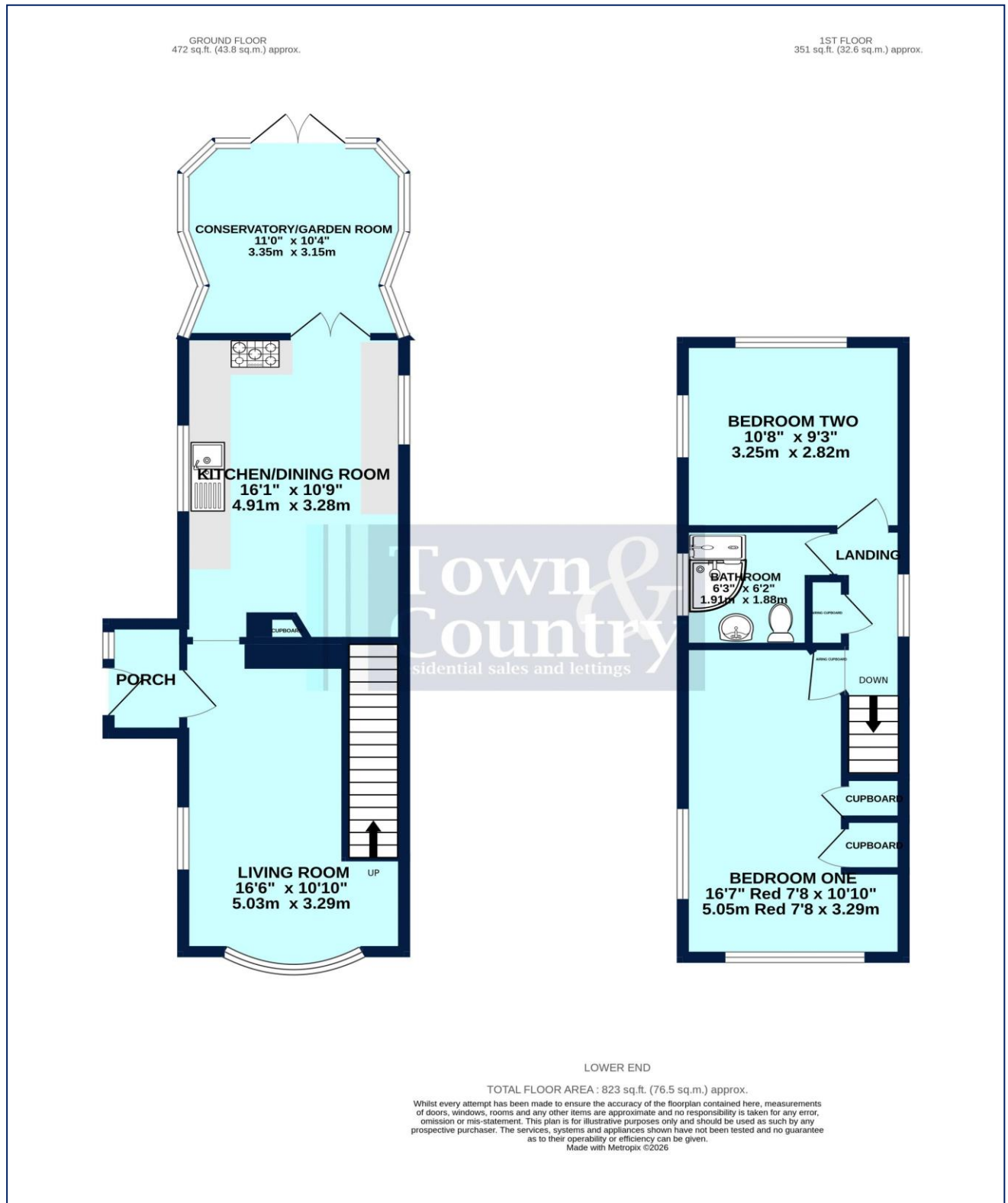








Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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