

30 Atlas Road, Earls Colne, Colchester, CO6 2LX



Freehold

Guide Price

£300,000 –

£325,000

Subject to contract

3 bedrooms  
1 reception room  
1 bathroom



A well presented three bedroom tunnel-link terraced home offering good living space within a short distance of Earls Colne centre.

# Some details

## General information

A well presented three bedroom tunnel-link family home situated in a cul-de-sac position a short distance from Earls Colne village, offering good size accommodation throughout.

The property is accessed via a double glazed entrance door which leads to an entrance porch with further door to the entrance hall with stairs leading to the first floor. The kitchen is located to the front of the property and is fitted with a range of stylish units with work surfaces, integral Butler sink with mixer taps, breakfast bar area, pull out larder feature, Range cooker (to remain), good range of wall mounted cabinets, cupboard housing the gas central heating boiler and double glazed window to the front. The lounge / diner is located to the rear being L shaped and having double glazed doors and window overlooking the rear garden.

On the first floor the landing gives access to the loft space with bedroom one being located to the rear, being of good double size with a similar sized double bedroom to the front and bedroom three being located to the rear which is also a good size. The bathroom has been fitted with a contemporary suite with dual vanity sink with waterfall taps, shaped bath with mixer taps and shower over, WC, two double glazed windows to the front.

### Entrance porch

### Entrance hall

### Lounge

13' 5" x 11' 5" (4.09m x 3.48m) 13' 5" x 11' 5" widening to 19' 0" x 10' 7" (4.09m x 3.48m)

### Kitchen

12' 6" x 10' 0" (3.81m x 3.05m)

### Landing

### Bedroom one

13' 4" x 10' 7" (4.06m x 3.23m)

### Bedroom two

13' 2" x 10' 4" (4.01m x 3.15m)

### Bedroom three

9' 5" x 7' 3" (2.87m x 2.21m)

### Bathroom

8' 7" x 8' 5" (2.62m x 2.57m)

## Outside

To the rear of the property there is an enclosed garden with an area of artificial turf, wooden garden shed with gated access to the side of the property and to the shared tunnel access.

To the front of the property there is an enclosed lawned garden with paths to the front door.

## Location

The property is situated in a cul-de-sac position a short distance to Earls Colne centre which offers a varied range of shopping facilities, Bars and Restaurants. Marks Tey and Wakes Colne stations offer links to London Liverpool Street and the A120 can be accessed for Stansted Airport with the A12 or M25 London bound nearby. There is also good Primary and Secondary schooling in the vicinity.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

Our ref – 55636PC

## Directions

Proceed from our offices at Tollgate East over the A12 and heading towards Halstead passing through the villages of Chappel, Wakes Colne and into Earls Colne. Proceed along the High Street turning right into Station Road, taking a left into Atlas Road where the property can be found along on the left hand side located by a Fenn Wright for sale board.

## Further information

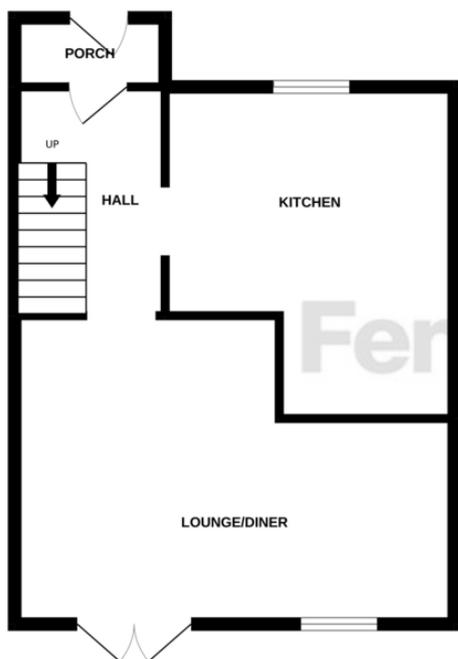
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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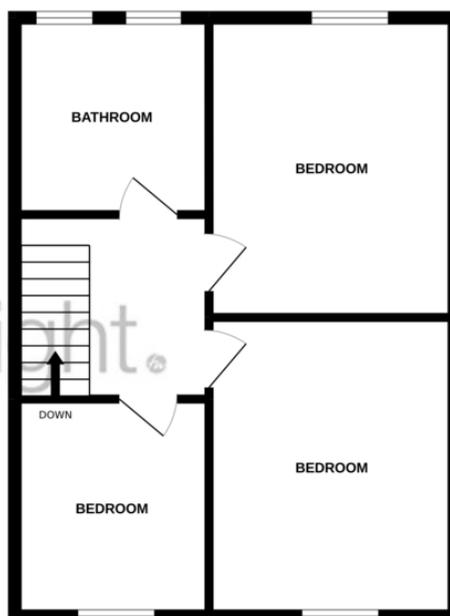
## Viewing

To make an appointment to view this property please call us on 01206 216 543.

GROUND FLOOR



1ST FLOOR



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To find out more or book a viewing

**01206 216 543**

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