



## 2 bedroom Mid Terraced House located in Earls Colne.

Guide Price  
£275,000 - £300,000

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**JOHN ALEXANDER**  
ESTATE AGENTS

# High Street Earls Colne Colchester CO6 2QX

## FULL DESCRIPTION

### OVERVIEW

\*\* GUIDE PRICE £275,000 - £300,000 \*\*

We are delighted to offer this character filled two bedroom cottage located in the heart of the village of Earls Colne. The property is presented in beautiful condition throughout being situated close to local shops and amenities.

The property is accessed through an entrance porch into the living room flowing through to the kitchen/diner and ground floor bathroom room with a rear door accessing the back garden.

On the first floor there are two bedrooms located off the landing.

The rear garden is nicely presented and enclosed, there are some parking bays on the front aspect running along side the main road which are used on a first come first served basis.



2



1



1



EPC

TBC



## LOCATION

Earls Colne is situated in the heart of the Colne Valley which has some of the prettiest countryside in the County with plenty of opportunities for walks and riding.

It is well placed for the commuter being within easy reach of Kelvedon Station and Marks Tey stations with the journey to Liverpool Street taking some 50 - 60 minutes. En-route to Kelvedon, one crosses the A120 trunk road which serves Braintree, Dunmow, Stansted Airport and the M11.

The market towns of Halstead and Coggeshall are both situated approximately 4 miles away which offer extensive shopping and dining facilities.

The region boasts a significant number of secondary and primary schools as well as colleges and nurseries. There are well-renowned private schools within easy reach and some of the country's leading grammar schools in Colchester and Chelmsford.

## KITCHEN

**10' 7" x 8' (3.23m x 2.44m)**

## BATHROOM

**6' 3" x 5' 4" (1.91m x 1.63m)**

## MASTER BEDROOM

**12' 4" x 11' (3.76m x 3.35m)**

## BEDROOM TWO

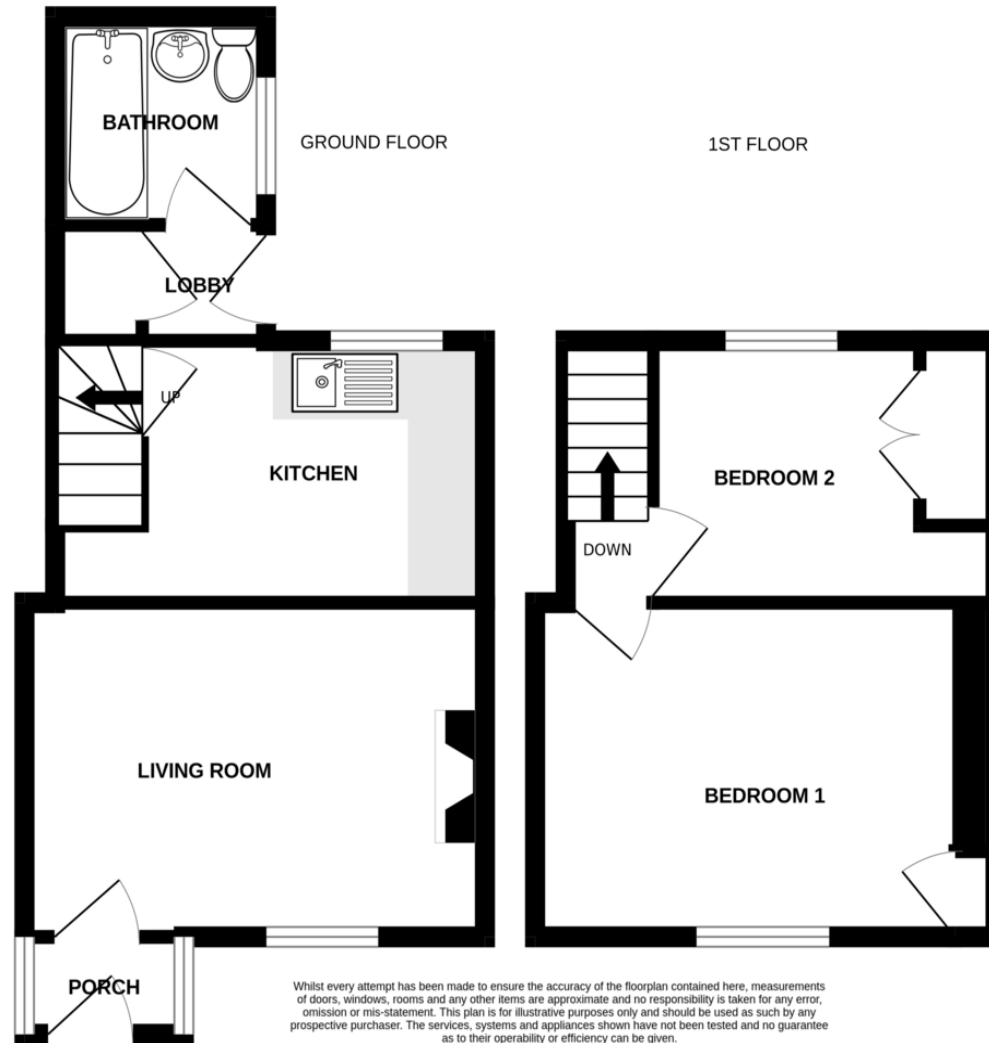
**9' 5" x 8' 1" (2.87m x 2.46m)**

## LOUNGE

**12' 3" x 11' 4" (3.73m x 3.45m)**



## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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