



Percival
& COMPANY



Rede Cottage, Curds Road, Earls Colne

A delightful and well presented Grade II Listed detached cottage, set in a semi rural location on the outskirts of Earls Colne.

PORCH * SITTING ROOM * KITCHEN/BREAKFAST ROOM * UTILITY ROOM
THREE BEDROOMS * SHOWER ROOM * BATHROOM * GARDENS
DRIVEWAY * OIL FIRED HEATING * NO ONWARD CHAIN
EPC RATING BAND E

Guide Price: £345,000

Rede Cottage, Curds Road, Earls Colne, Colchester Essex, CO6 2JT

DESCRIPTION

A delightful and well presented Grade II Listed detached cottage, set in a semi rural location on the outskirts of Earls Colne. Rede Cottage is timber framed with rendered and washed walls and a thatched roof. The property is believed to date back to late 17th Century.

DIRECTIONS

From our office in Earls Colne, proceed along the A1124 towards Colchester. At the mini roundabout take the second exit into Coggeshall Road. Proceed along this road for approximately 2 miles and take the first turning on the right hand side into Curds Road. Rede Cottage will be located on the right hand side just after the sharp right hand bend.

LOCATION

The Village of Earls Colne has a good range of shops, Primary School, doctors and amenities catering for most daily needs. All other facilities are available at the nearby towns of Halstead & Colchester which are about 3 & 10 miles respectively. The property is ideally situated for access to the A12, A120 and mainline railway stations at Colchester, Kelvedon and Marks Tey.

The accommodation comprises:-

PORCH –

Timber frame on a brick base with thatched roof. Fitted seats and stable door opening to:-

SITTING ROOM – 15' x 12'6

Having as its main focal point a brick built fireplace with matching hearth. Windows to double aspect, radiator and wall mounted thermostat.



INNER HALL -

With window to side aspect, small broom cupboard, loft hatch, radiator and control panel for boiler.

KITCHEN/BREAKFAST ROOM – 11'5 x 10'1

Fitted with a matching range of oak fronted wall and base units with stained glass leaded display cabinets and corner shelves. Matching wood grain laminate work surfaces with inset 1½ bowl ceramic sink and drainer with mixer tap over. Space for cooker, integrated under counter fridge and freezer. Tiling to splashback areas. Windows to double aspect, radiator and half-glazed door leading to rear garden.



UTILITY ROOM -

Fitted with a double wall unit, with space and plumbing for freestanding dishwasher and washing machine with worktop over.

BATHROOM -

Fitted with a traditional white suite with rope style edging comprising panelled bath with mixer tap and shower attachment, low level wc and pedestal hand wash basin with mixer tap over. With obscured window to rear aspect, tiling to flooring and splashback areas. Radiator.



BEDROOM 1 – 12’6 x 10’2

With windows to front and rear aspects. Spotlighting to ceiling and radiator. Door to:-



DRESSING ROOM/BEDROOM 3 – 7’7 x 7’3

With window to front aspect and radiator. Door to:-

SHOWER ROOM –

Fitted with a white suite comprising walk-in shower cubicle with thermostatic control shower, low level wc and hand wash basin. With window to rear aspect, tiling to splashback areas and radiator. Extractor fan, shaver light and socket.

BEDROOM 2 – 7’6 x 7’4

With windows to front and side aspects. Spotlighting to ceiling and radiator.



OUTSIDE

To the front of the property is a good sized gravelled drive providing parking for 2 vehicles. The remainder of the front garden is laid to lawn with enclosed hedging.

A pathway to the side of the property leads to the oil fired combi boiler and oil tank.

The rear garden is enclosed and principally laid to lawn, with summerhouse.



SERVICES

We are advised that the mains services of electricity, water and drainage are connected.

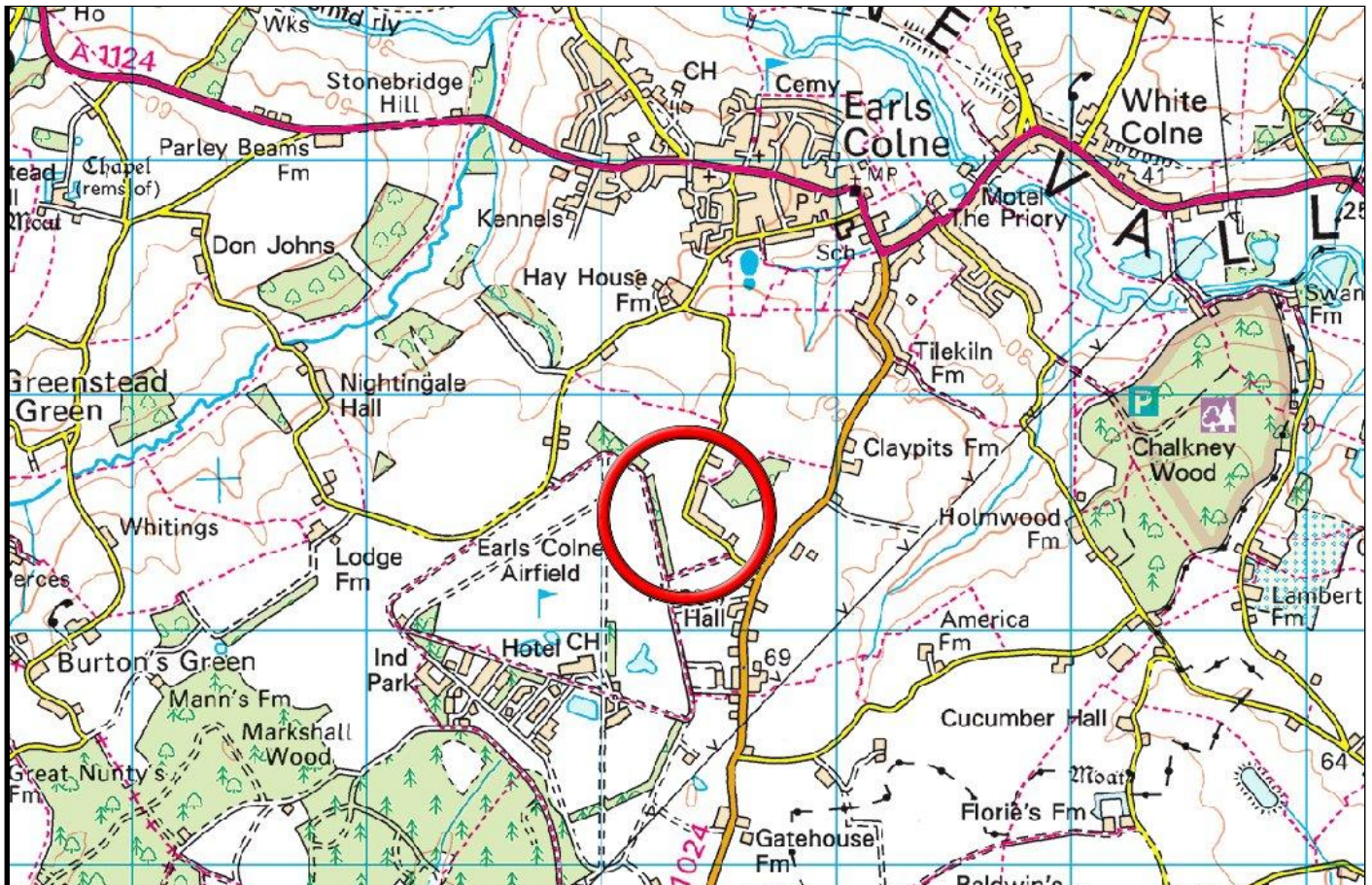
COUNCIL TAX BAND - D

**VIEWINGS BY CONFIRMED APPOINTMENT WITH
THE VENDORS SOLE AGENT
PERCIVAL & COMPANY
01787 223879**



TOTAL APPROX. FLOOR AREA 65.5 SQ.M. (705 SQ.FT.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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