

5 High Street, Earls Colne, Colchester, Essex CO6 2PA***Guide Price: £170,000 (plus fees)**

*Description on Auction Information page

**A CHARMING GRADE II LISTED COTTAGE offered for sale with vacant possession on completion.****DESCRIPTION:**

A two bedroom cottage with a wealth of period features including an Inglenook fireplace in the lounge, vaulted and beamed ceilings and a courtyard garden to the rear.

LOCATION:

The property is located in the heart of the village of Earls Colne which in recent times has been voted Village of the Year. All amenities are close at hand including primary school, public houses, restaurants, shops and a golf course. The nearby town of Halstead is approximately three miles distant.

ACCOMMODATION:

Ground Floor:

Lounge: 14'1" x 11'1" (4.29m x 3.38m)

Kitchen: 11'7" x 8'3" (3.53m x 2.51m)

Bathroom/W.C

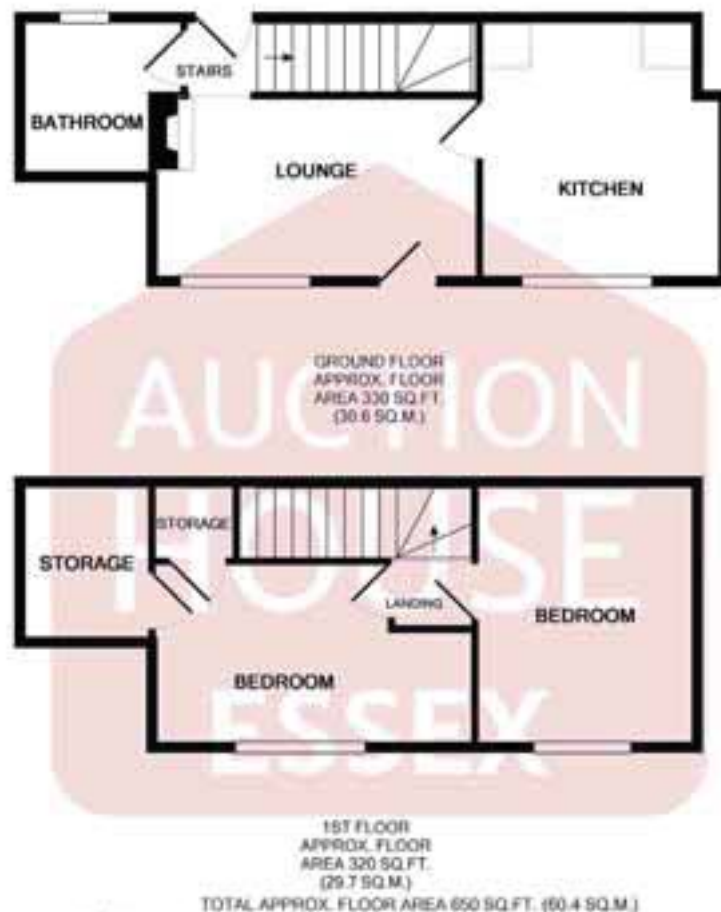
First Floor:

Bedroom 1: 11' x 9'3" max. (3.35m x 2.82m max.)

Bedroom 2: 13'6" x 7'5" (4.11m x 2.26m)

EXTERIOR:

Courtyard to the rear. Small storage shed in block.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Additional Fees

Administration Charge: £720 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Additional Information

Tenure: Freehold

Local Authority: Braintree District Council

Viewing: By appointment with the Auctioners -
Tel: 01206 589280