



## 22 High Street, Earls Colne, Colchester, Essex, CO6 2PA

£300,000

- Two double bedrooms
- High Street Location
- Grade Two listed
- Viewing advised
- Two reception rooms

## 22 High Street, Colchester CO6 2PA

A rare opportunity to purchase this two bedroom cottage in Earls Colne High Street having the benefit of an outbuilding that could subject to any required planning be converted to a office, workshop etc. The property has a large lounge/dining room, fitted kitchen to the ground floor and two double bedrooms and bathroom to the first. Viewing is highly recommended to avoid disappointment..



Council Tax Band: C



#### Lounge

13'4" x 12'4"

Glazed sash window to front aspect, feature fireplace with inset burner, timber partition to :

#### Dining Room

12'4" x 7'10"

Exposed brick work , electric heater, window to rear.

#### Fitted Kitchen

10'7" x 9'9"

Two glazed windows to rear aspect, range of base and eye level units and work surfaces, tiled walls to compliment. Door to rear garden.

#### Stairs to First Floor

Storage cupboard, loft hatch, doors to :-

#### Bedroom One

12'0" x 12'5"

Glazed window to front aspect,exposed beams

#### Bedroom Two

12'0" x 9'11"

Glazed window to front aspect, exposed beams, storage cupboard.

#### Bathroom

8'11" x 5'11"

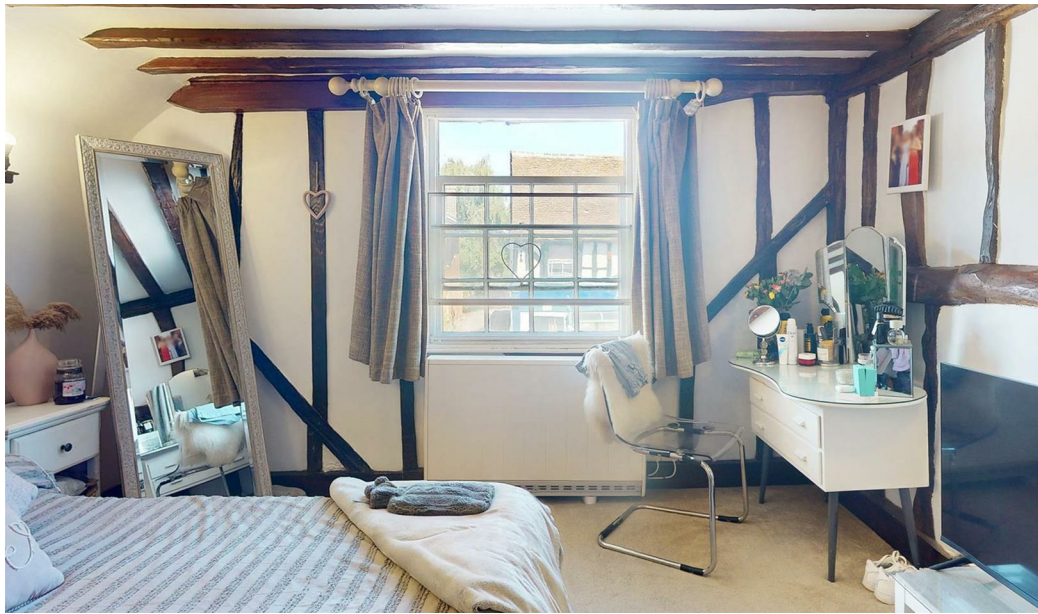
Glazed window to rear, low level WC, wash hand basin, panel bath with shower mixer tap set. part tiled walls to compliment

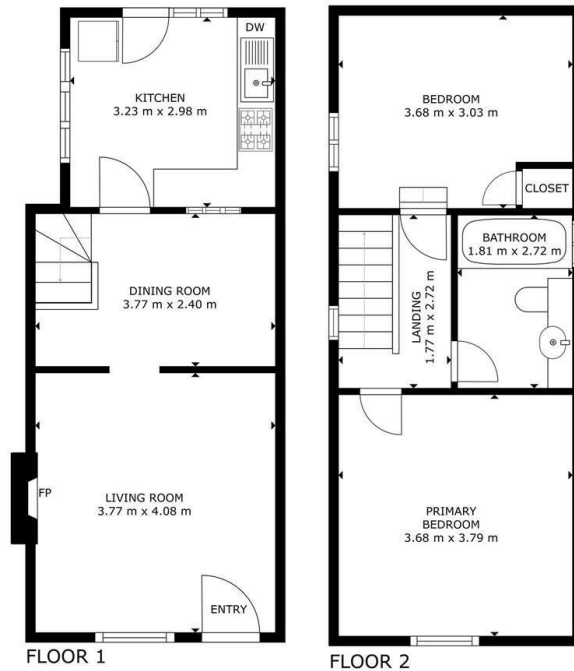
#### Rear Garden and Storage

14'0" x 9'2"

Enclosed rear garden laid to gravel. also a detached storage unit with an upstairs that has power, water and light connected which could make an ideal hobby room or office/annex subject to any planning needed.







GROSS INTERNAL AREA  
 FLOOR 1: 34 m<sup>2</sup>, FLOOR 2: 35 m<sup>2</sup>  
 TOTAL: 69 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

### Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

### Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>61</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	