



**Colne Valley Residential Park, Station Road, Earls Colne, Colchester CO6
2ER**



welcome to

Colne Valley Residential Park, Station Road, Earls Colne, Colchester

Set in an idyllic location of Earls Colne in the countryside is this stylish three bedroom park home with a fully fitted kitchen, en-suite to master bedroom and family bathroom. No onward chain.



Lounge/Diner

Window to the front aspect and two windows to the side, radiator. Door to kitchen and inner hallway.

Kitchen

Window and door to the rear aspect. Fitted kitchen with integrated appliances, breakfast bar, radiator.

Bedroom 1

Window to the rear aspect, radiator. Door to En-Suite.

En Suite

Window to the side aspect. Suite comprising of shower cubicle, WC, wash hand basin, partly tiled walls.

Bedroom 2

Window to the front aspect, radiator.

Bedroom 3

Window to the front aspect.

Family Bathroom

Window to the front aspect. Suite comprising of bath, vanity wash hand basin and WC, tiled walls.



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- Village Location
- Three Bedrooms
- Ensuite To Master
- Park Home
- Chain Free

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HST108403 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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