



Kemsley Road, Earls Colne, Colchester CO6 2NU

welcome to

Kemsley Road, Earls Colne, Colchester

A well-presented 3 bedroom link-detached home set Earls Colne. This property enjoys a desirable village location and offers a spacious layout, including a comfortable lounge and a separate dining room—perfect for family living or entertaining. An ideal opportunity for FIRST TIME BUYERS!



Entrance Porch / Utility

17' 3" x 4' 3" (5.26m x 1.30m)

Front door to side aspect. Window to front aspect. Leads through to the utility area. Access to the kitchen.

Kitchen

15' 9" max x 13' 1" max (4.80m max x 3.99m max)

Windows to front and side aspects. Stairs rising to the first floor. Range of matching wall and base units with work surfaces over. Sink, drainer and mixer tap. Space for appliances. Tiled splashbacks. Tiled flooring. Inset spot lighting. Door giving access to the lounge.

Lounge

15' 9" x 11' 4" (4.80m x 3.45m)

Window to rear aspect. Leads through to the dining room.

Dining Room

15' 9" x 10' 8" (4.80m x 3.25m)

French doors leading out to the garden and patio area.

Landing

Window to rear aspect. Doors giving access to bedrooms 2 and 3, bathroom and en-suite.

En-Suite

Walk-in shower. Heated towel rail. Storage cupboards. Leads through to bedroom 1.

Bedroom One

12' 6" max x 9' 3" max (3.81m max x 2.82m max)

Window to side aspect. Built in wardrobes. Inset spot lighting. Radiator.

Bedroom Two

11' 3" max x 10' 4" max (3.43m max x 3.15m max)

Window to front aspect. Built in wardrobes. Radiator.

Bedroom Three

10' 4" max x 10' max (3.15m max x 3.05m max)

Window to front aspect. Radiator.

Bathroom

Window to side aspect. Suite comprising WC, wash basin with vanity unit and bath with shower attachment. Fully tiled floors and walls.

Rear Garden

Artificial lawn with small patio area.



view this property online williamhbrown.co.uk/Property/HST108276



welcome to

Kemsley Road, Earls Colne, Colchester

- **GUIDE PRICE £290,000 - £300,000**
- Link-detached
- 3 Bedrooms
- Lounge & dining room
- Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HST108276



Property Ref:
HST108276 - 0005

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.



william h brown



01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk