

£575,000  
Freehold



**Cranfords**  
Estate Agents





## Features

- Elevated Plot
- Modernization Desired
- Parking For 1/2 Vehicles
- Workshop & Garage
- Generous Sized Garden
- TRP 182
- Ideal Family Home
- Up To 3 Bedrooms

## Summary of Property

Earls Colne, a detached house situated on Guelles Road on an elevated plot just mere minutes drive to Town and all of it's amenities. Although in a very habitable state Earls Colne would benefit from modernization throughout given its generous room sizes and plot size, it would certainly be an attractive option for those looking to purchase a family home that one can put their stamp on. With parking for up to two cars and gardens which wrap around the property, there is also ample space for one to extend if wished to do so with still keeping a good sized garden. We would highly recommend booking a viewing today to fully appreciate all that this property has to offer.

## Room Descriptions

### Ground Floor

#### Entrance Porch

7' 1" x 3' 1" (2.16m x 0.94m)

#### Entrance Hall

12' 7" x 7' 1" (3.84m x 2.16m)

#### Living Room/Bedroom 3

15' 3" x 12' 0" (4.65m x 3.66m)

#### Dining Room

15' 3" x 12' 0" (4.65m x 3.66m)

#### Kitchen

14' 5" x 6' 11" (4.39m x 2.11m) Appliances include Zanussi electric oven and hob, Hotpoint fridge, Hotpoint freezer and Indesit washing machine.

#### Utility

14' 8" x 7' 11" (4.47m x 2.41m)

#### Workshop

13' 3" x 12' 6" (4.04m x 3.81m)

### First Floor

#### Landing

11' 9" x 3' 7" (3.58m x 1.09m)

#### Study

8' 0" x 7' 3" (2.44m x 2.21m)

#### Bedroom 1

14' 0" x 12' 3" (4.27m x 3.73m)

#### Bedroom 2

13' 2" x 10' 1" (4.01m x 3.07m)

#### Bathroom

8' 10" x 5' 2" (2.69m x 1.57m)

#### Separate W/C

5' 7" x 2' 9" (1.70m x 0.84m)

### Exterior

#### Garage

14' 11" x 7' 10" (4.55m x 2.39m)

### Services

Mains Electricity and water and drainage. Electric central heating.



## Material Information

**Parking Types:** None.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** None.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

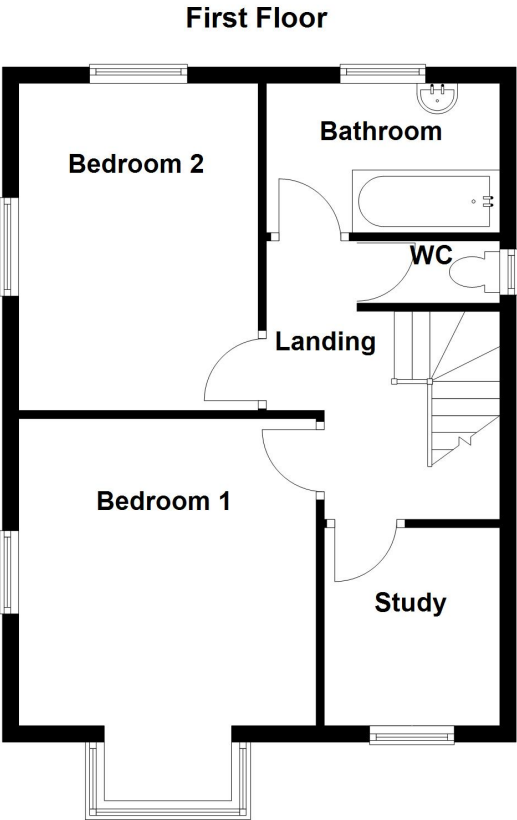
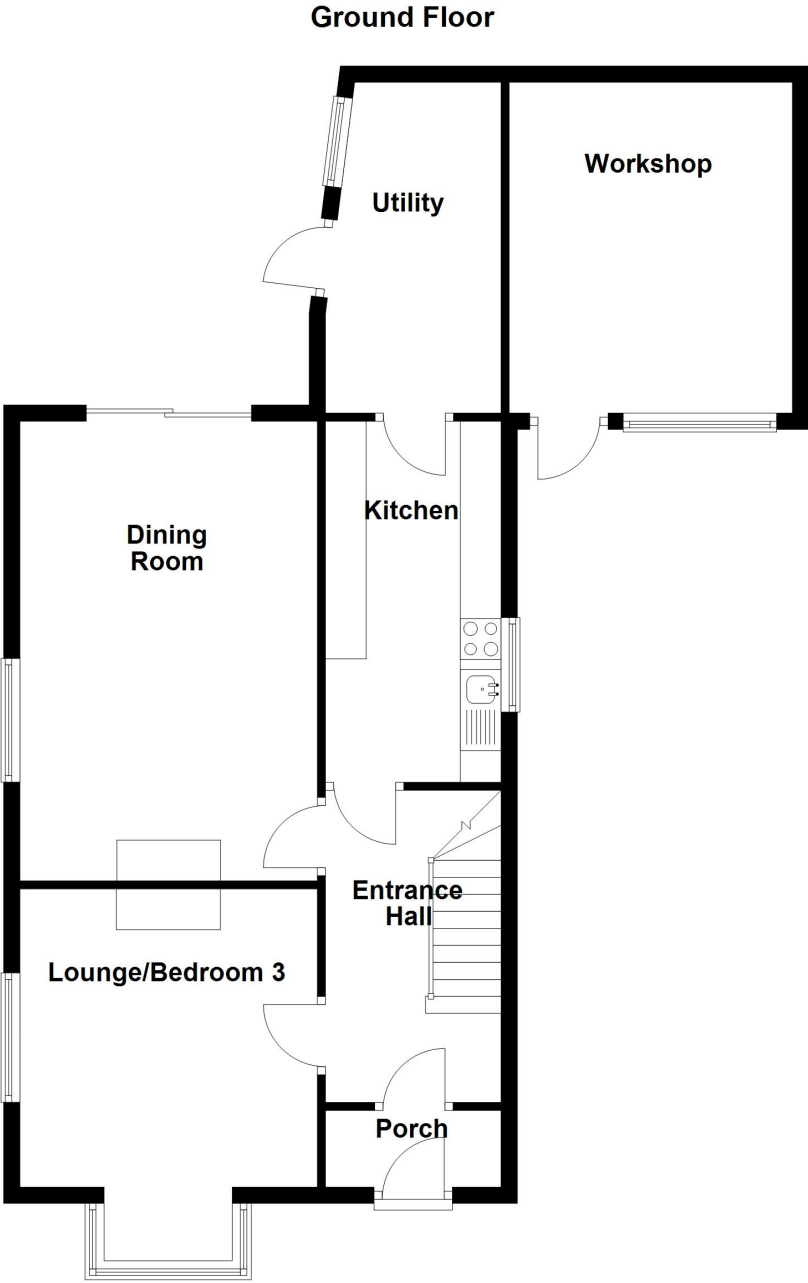
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



Floorplan



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