



Oxford House Upper Holt Street, Earls Colne, CO6 2PG

welcome to

Oxford House Upper Holt Street, Earls Colne

Guide Price £240,000 - £250,000 Charming two-bedroom ground floor maisonette in the heart of Earls Colne, boasting exposed beams and period features, an enclosed courtyard terrace, two allocated parking spaces, en-suite shower room and family bathroom, all within walking distance of the village.



Lounge / Diner

24' 11" x 15' 1" (7.59m x 4.60m)

Windows to the side and front aspects. Storage cupboard. Log burner. Leads through to the kitchen.

Kitchen

16' 2" x 10' 4" (4.93m x 3.15m)

Window to front aspect. Range of matching wall and base units. Integrated fridge/freezer and washing machine. Door leads into the hall.

Inner Hallway

A storage cupboard and further cupboard housing central heating boiler. Leading through to both bedrooms and family bathroom.

Ensuite

White suite with walk-in shower, WC and wash hand basin.

Principal Bedroom

With sash window to the side aspect and door leading to en-suite shower room.

Bedroom 2

With sash window to the front aspect, exposed beams and a brick built fireplace.

Bathroom

The family bathroom comprises of a panelled bath with shower over, WC and wash hand basin.

Outside

There are two allocated parking spaces and a visitor space, There is also a private paved terrace area which is accessed from the car park.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Oxford House Upper Holt Street

- Exposed Beam & Period Features
- Two allocated parking Spaces
- Enclosed Courtyard Terrace.
- Close to village centre
- En-suite Shower Room & Family Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2880.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 May 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HST108452 - 0006

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