



- Two Bedroom House
- Open Plan Kitchen & Dining Room
- Utility & Cloakroom
- Off Road Parking
- First Floor Bathroom
- Village Location

**2, Back Lane East, Great Bromley, Colchester, Essex. CO7 7UB.**

This two bedroom house is located along a quiet road in the popular village of Great Bromley. Offering brilliant access back onto the A120 and positioned within close proximity to the village's local primary school. Internally this house is very well proportioned and would offer any family spacious living accommodation. On the ground floor there is a living room, open plan kitchen/dining room, separate utility room and ground floor cloakroom. Upstairs there are two double bedrooms as well as a bathroom. To avoid disappointment please do not hesitate to contact us now.





# Property Details.

## Ground Floor

### Entrance Hall

2' 7" x 3' 3" (0.79m x 0.99m) Stairs up and door to;

### Living Room



11' 4" x 12' 2" (3.45m x 3.71m) Window to front, Radiator and door to;

### Kitchen/Dining Room



15' 2" x 12' 2" (4.62m x 3.71m) Window to rear, inset spot lighting, range of eye and low level fitted units with work surface over, inset sink, built in single oven with electric hob, space for free standing fridge and freezer and door to;



### Utility Room



6' 0" x 9' 4" (1.83m x 2.84m) Window and door to rear, Boiler, space for washing machine, work surface over and eye level fitted units, radiator, door to;

### W/C



Window to rear, W/C, wash hand basin, radiator.

# Property Details.

## First Floor

### Landing

Access to storage cupboard, loft access and doors to;

### Bedroom One



12' 2" x 12' 1" (3.71m x 3.68m) Window to front, radiator, space for free standing wardrobe.

### Bedroom two



10' 8" x 9' 0" (3.25m x 2.74m) Window to rear, radiator.

## Bathroom



12' 0" x 9' 6" (3.66m x 2.90m) Window to rear, radiator, separate shower cubicle, single panelled bath, vanity wash hand basin, W/C.

## Outside

### Garden



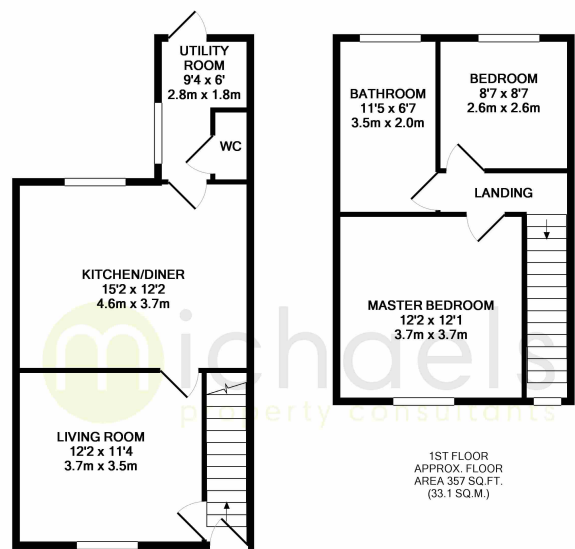
The house features a good sized and well maintained rear garden. Enclosed by fencing with the majority of the space being laid to lawn with small plants and trees making up the borders. There is also a small area which is concreted, the current owners have positioned a sheds there which makes for ideal storage space.

To the front off the house there is off road parking for a couple of vehicles



# Property Details.

## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 412 SQ.FT.  
(38.3 SQ.M.)

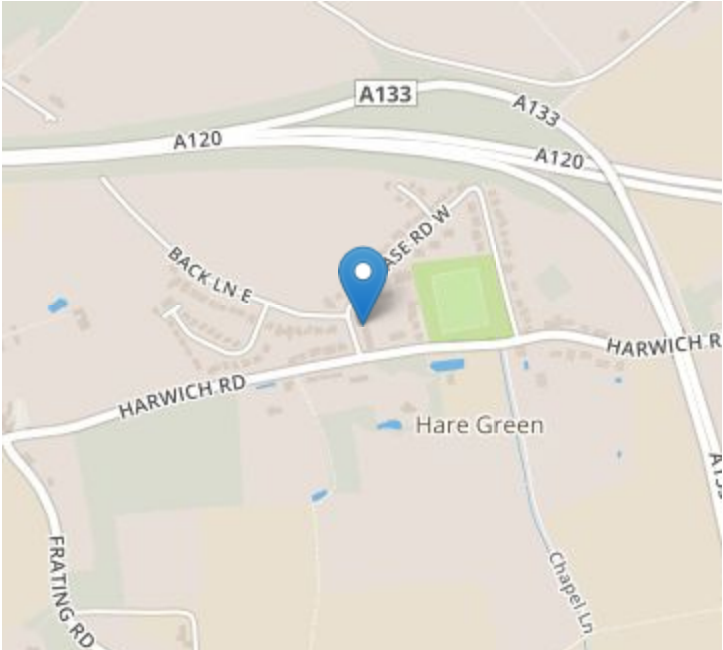
1ST FLOOR  
APPROX. FLOOR  
AREA 357 SQ.FT.  
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 SQ.M.)

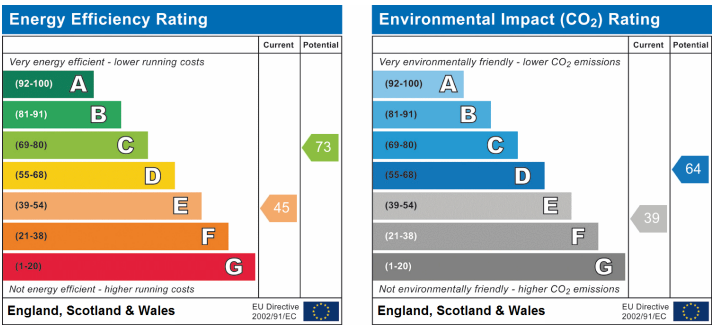
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

