



- Chain Free Sale
- Approaching 1/2 Acre Plot
- Period Cottage
- Ample Parking
- Incredible Potential
- Rural Position
- Countryside Views

## 1 Fir Tree Cottages, Stone Road, Great Bromley, Colchester, Essex. CO7 7TX.

**\*\* Guide Price £425,000-£450,000\*\*** A charming period home with an abundance of charm and character sitting in a rural position with a plot approaching half an acre. Rarely available in this position with this plot and offering incredible potential to extend subject to planning and create a small holding or live the goodlife. Highlights include living room with exposed beams and fireplace, study/bedroom three, fitted kitchen, four piece bathroom, conservatory, two first floor bedrooms, countryside views, fitted static home ideal for guests or storage. Please call for further details.





# Property Details.

## Ground Floor

### Entrance Hall

With stairs rising to first floor and storage cupboard under, solid wood floor and doors to.

### Living Room



15' 3" x 12' 0" (4.65m x 3.66m) Window to front, red brick fireplace, exposed timbers and beams, solid wood flooring.

### Study/Ground Floor Bedroom



10' 7" x 8' 9" (3.23m x 2.67m) Window to front, exposed timbers, solid wood floor, fitted cupboard.

## Kitchen



12' 2" x 9' 0" (3.71m x 2.74m) Two windows to rear, window to side, Velux window, tiled floor, a range of fitted units and drawers with work tops over, fitted oven, hob and filter, inset sink, tiled splashbacks, spaces for appliances, doors to bathroom and conservatory.

## Conservatory



16' 5" x 9' 0" (5.00m x 2.74m) Brick plinth and Upvc construction, tiled floor, doors to garden.



# Property Details.

## Bathroom



Window to rear, tiled floor, tiled walls, freestanding bath, separate shower cubicle, pedestal wash hand basin, close coupled WC, heated towel rail.

## First Floor

### Landing

Window to side, exposed beams and doors to.

### Bedroom



14' 5" x 12' 2" (4.39m x 3.71 m) Window to front, exposed beams, fitted cupboard, cast iron fireplace, recess with hanging rail.

## Bedroom



10' 5" x 8' 0" (3.17m x 2.44m) Window to side, exposed beams.

## Outside

### Gardens



A very generous plot and gardens, mainly laid to lawn and enclosed by fencing and hedging, backing on to open farmland.

### Parking

To the front of the property is space for vehicle parking, a wide wooden gate leads to further parking with ample space for many vehicles.

### Static Home

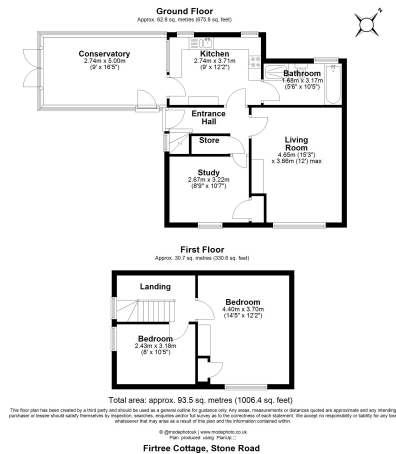
35' 0" x 12' 0" (10.67m x 3.66m) A large 2 bedroom static home with fitted kitchen, lounge and shower room. This would need to be plumbed into the sewerage in order to be used however offers versatile and useful space.

### Agents Note

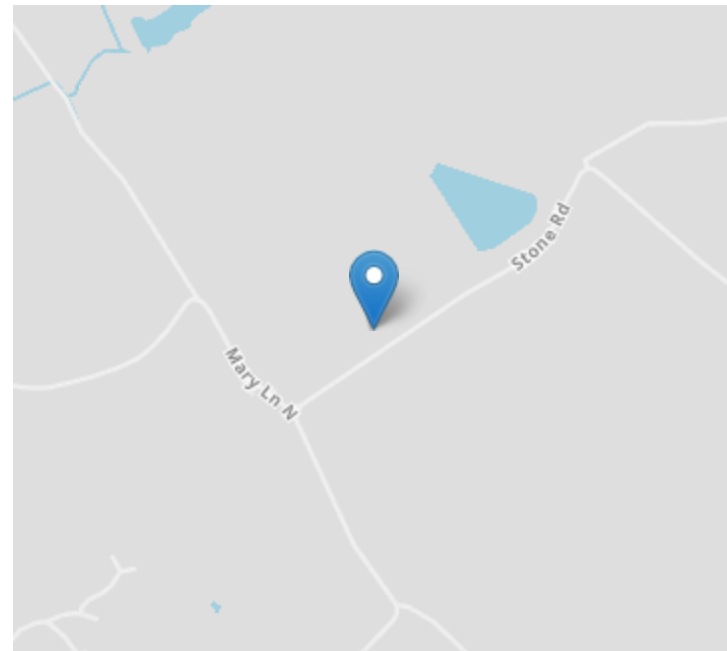
This property will be serviced by a newly installed sewage treatment plant and will conform to current regulations upon completion.

# Property Details.

## Floorplans



## 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.