



- GUIDE PRICE £325,000 - £350,000
- Located In Sought After Earls Colne
- Modernised Terraced Home
- Three Bedrooms
- Stunning Kitchen With Quartz Worktops & High Quality Appliances
- Living Room & Conservatory
- En-Suite, Family Bathroom And WC
- Sunny Enclosed Rear Garden
- Parking

2 Reuben Walk, Earls Colne, Colchester, Essex. CO6 2TB.

GUIDE PRICE £325,000 - £350,000 Situated on this highly sought after estate in Earls Colne is this tastefully, well presented three bedroom contemporary home featuring a stunning kitchen/breakfast room with Quartz worktops and high quality appliances.

Call to view 01787 322799



Property Details.

Room Measurements

Entrance Hall

With composite front door, staircase to first floor off, radiator, Karndean flooring and door to:

Living Room



18' 3" x 9' 5" (5.56m x 2.87m) With window to front aspect, laminate flooring, two radiators, double doors to;

Conservatory



UPVC construction with double doors leading to garden.

Kitchen/Breakfast Room



18' 3" x 11' 4" (5.56m x 3.45m) With window to front and rear aspect, door to garden, radiator, a shaker style kitchen with a range of units and drawers, Quartz worktop and upstand over, matching island unit with breakfast bar, inset butler sink, integrated dishwasher and washing machine, double oven, electric hob, space for fridge/freezer, ample storage.

WC

With low level WC, wash hand basin, radiator.

First Floor Landing

With window to rear aspect, loft access (fully boarded), doors to;

Property Details.

Bedroom One



11' 2" x 11' 3" (3.40m x 3.43m) With window to front aspect, radiator, built in wardrobes.

En-Suite



Modern en-suite with window to front aspect, heated towel rail, fully tiled, corner shower, wash hand basin, close coupled WC.

Bedroom Two



11' 3" x 9' 9" (3.43m x 2.97m) With window to front aspect, radiator.

Bedroom Three

8' 2" x 6' 3" (2.49m x 1.91m) With window to rear aspect, radiator.

Bathroom

With window to rear aspect, radiator, tiled floor, part tiled walls, wc, wash hand basin, bath with shower over.

Garden



The enclosed rear garden is mainly laid to lawn with paved patio entertaining area. Garden shed and pergola. Pedestrian gateway to the rear of the garden gives access to the allocated parking space.

Parking

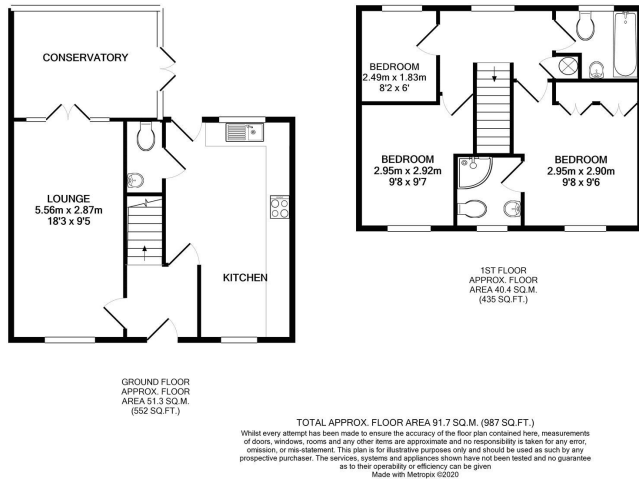
The property comes with an allocated parking space but further parking can be found on street to the front.

Estate Management Charge

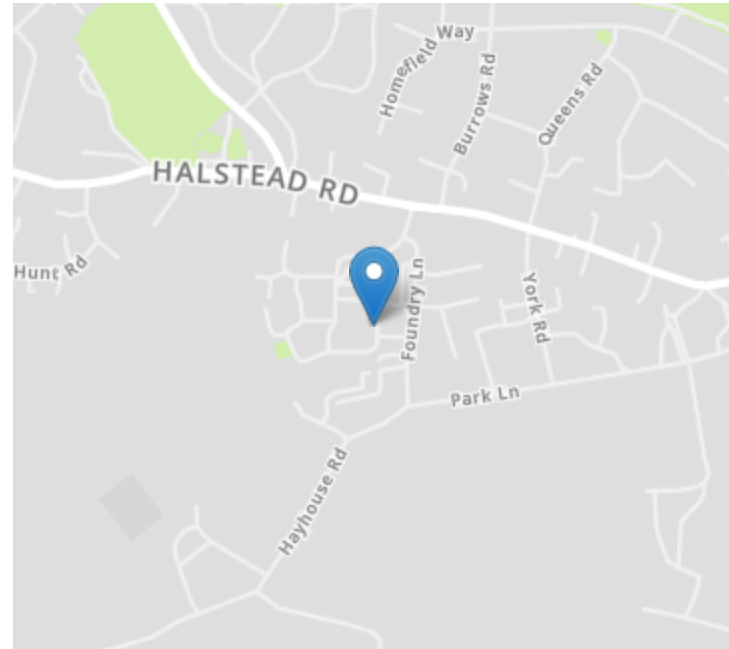
Please note there is an estate management charge payable to Red Brick Management yearly of approx. £222. We do however advise any prospective purchaser confirms this information with their conveyancer.

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.