



- Ideal First Time Buy Or Investment Purchase
- Two Double Bedrooms
- Front Aspect Living Room With Feature Fireplace
- Modern Kitchen/Diner
- Newly Fitted Bathroom
- Generous Garden
- Allocated Parking

**38 Thomas Bell Road, Earls Colne, Colchester, Essex. CO6 2PF.**

Nestled in the picturesque village of Earls Colne, this delightful two-bedroom property offers a tranquil retreat in a highly sought-after location. Tucked away in a quiet cul-de-sac, this home boasts a perfect blend of convenience and serenity. With a well-maintained interior, spacious rear garden, and allocated parking, it presents an excellent opportunity for comfortable living.





# Property Details.

## Room Measurements

### Living Room



4.24m x 3.86m (13' 11" x 12' 8")

### Kitchen/Diner



3.84m x 2.82m (12' 7" x 9' 3")

### Landing

# Property Details.

## Bedroom One



3.20m x 2.08m (10' 6" x 6' 10")

## Bedroom Two



3.05m x 2.79m (10' 0" x 9' 2")

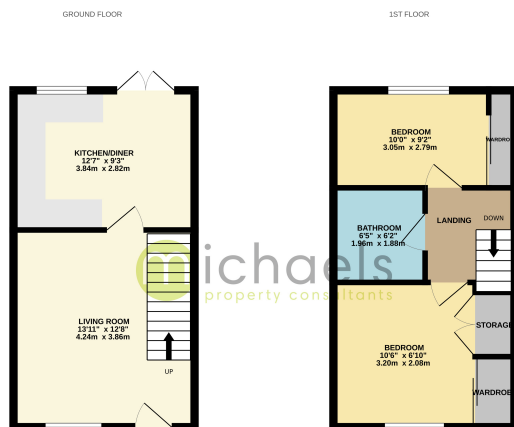
## Bathroom



1.96m x 1.88m (6' 5" x 6' 2")

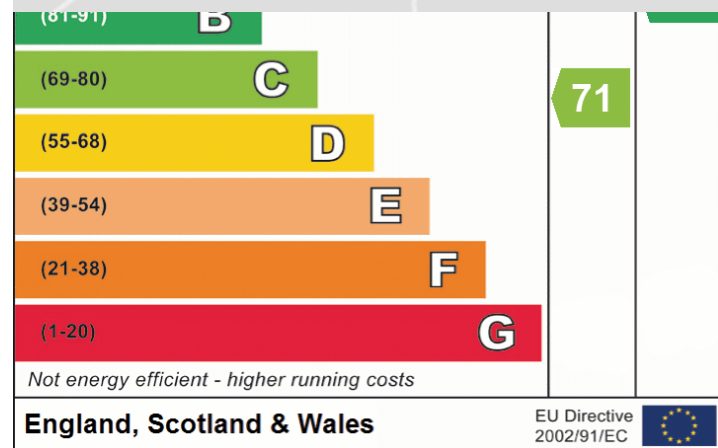
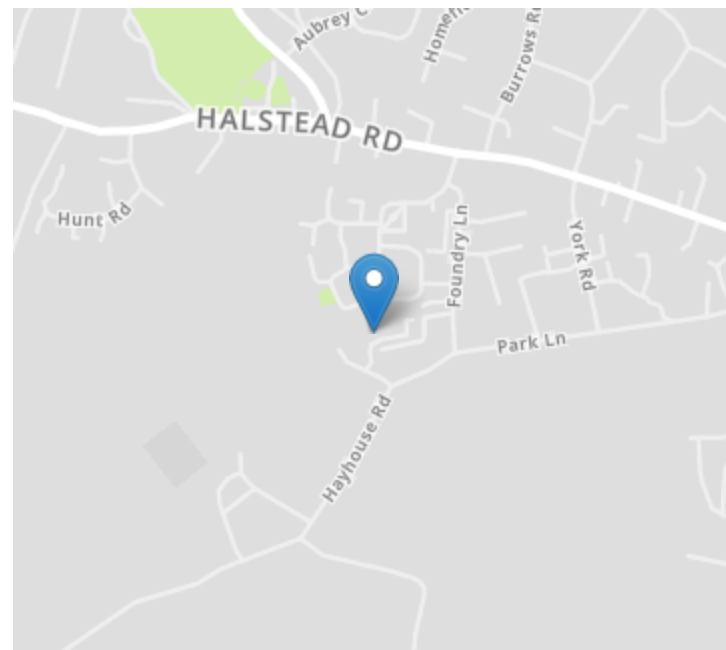
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, masses and any other figures are approximate and do not constitute a guarantee, warranty or any other statement of fact. They are to be used as a guide only and should not be used as a basis for any subsequent purchase. The purchaser should seek professional advice as to their suitability or otherwise for their intended use. Plans are for information only.

## Location



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.