



- Semi Rural Village Location
- Potential To Extend (STP)
- Semi Detached Cottage
- Three bedrooms
- Two Reception Rooms
- Generous Garden

2 Boulton Cottages, Frating Road, Great Bromley, Colchester, Essex. CO7 7JJ.

GUIDE PRICE £290,000 - £300,000

A beautifully presented semi detached cottage in this semi rural village position within Great Bromley just east of Colchester and offering good links to the A120/A12 and train stations in Manningtree and Great Bentley. Offering further potential to extend subject to planning permission but currently offering three bedrooms, family bathroom, lounge, kitchen/diner, further reception room, ground floor cloakroom, ample parking, generous garden all in excellent modern condition.



Property Details.

Ground Floor

Entrance Hall

Snug/Playroom



10' 2" x 9' 8" (3.10m x 2.95m) With window to front, radiator, Karndean flooring, archway to.

Kitchen/Diner



13' 10" x 13' 2" (4.22m x 4.01m) With window and door to rear, radiator, Karndean floor, a range of matching eye level and base units with drawers and granite worktops over, tiled splashbacks, inset sink and drainer, space for washing machine, fridge/freezer, double oven, hob with extractor hood over, under stairs storage cupboard, doors to.

Cloakroom



With obscure window to rear, part tiled walls, close coupled WC, wash hand basin.

Living Room



17' 5" x 10' 7" (5.31m x 3.23m) With window to front, French doors to rear, radiator, feature fireplace.

First Floor

Landing

With window to side, airing cupboard, loft access (loft boarded), doors to.

Property Details.

Bedroom One



17' 2" x 11' 4" (5.23m x 3.45m) With window to front and two windows to side, radiator.

Bedroom Two



12' 9" x 10' 1" (3.89m x 3.07m) With window to front, radiator.

Bedroom Three

7' 5" x 7' 3" (2.26m x 2.21m) With window to rear, radiator.

Bathroom



With obscure window to rear, heated towel rail, part tiled walls, close coupled WC, wash hand basin, panelled bath with shower over.

Outside

Rear Garden



A generous rear garden enclosed by fencing with gated side access, patio area to the rear of the property leading to lawn, various shrubs and plants, garden shed and oil tank.

Front garden and Parking

A shingle driveway providing off road parking for several cars, lawn area with mature tree and shrubs.

Property Details.

Floorplans



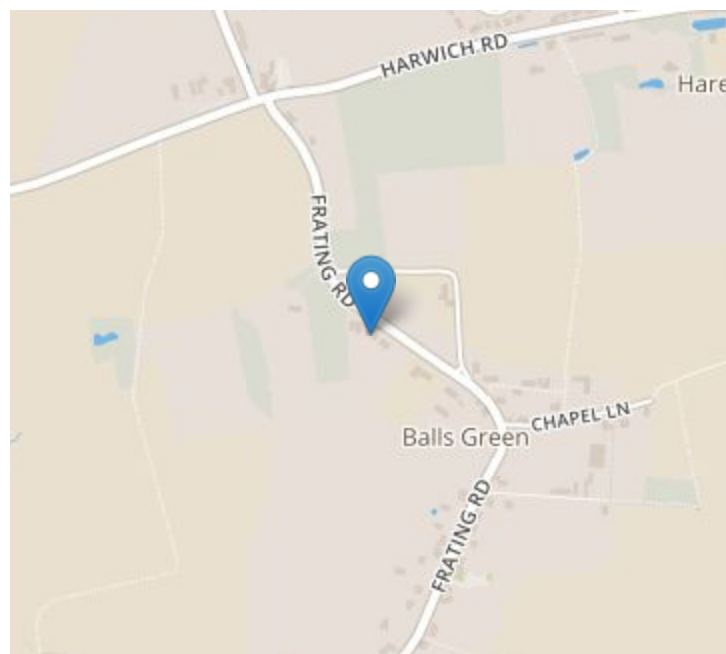
GROUND FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 463 SQ.FT.
(43.0 SQ.M.)

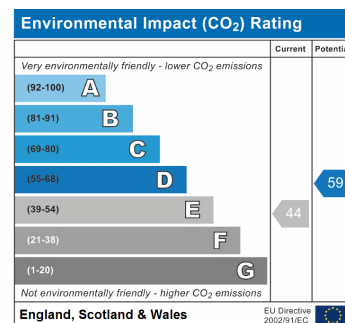
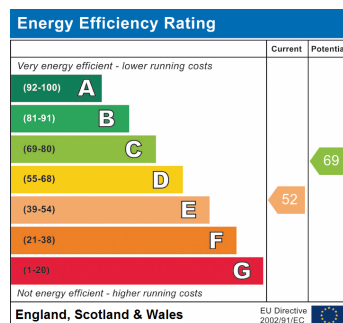
TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)

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 quantity 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.