



- Offering Tremendous Potential
- Scope To Extend Subject To Planning Consents To The Side And Rear
- In Need Of Modernisation
- Semi-Detached House
- Exceptional Field Views To The Front And Rear
- Generous Plot
- Three Bedrooms
- Large Driveway
- Popular Great Horkesley Location

1 London Cottages, School Lane, Great Horkesley, Colchester, Essex. CO6 4BP.

Offering a tremendous amount of potential and positioned with breath-taking field views to the front and rear is this three bedroom semi-detached house located in the highly sought after village of Great Horkesley. The village of Great Horkesley has excellent access commuting facilities with Colchester North Station, the A12 and highly-regarded state and independent schools on the doorstep. With scope to extend to both the rear and side, this chain free home offers any prospective purchaser an excellent opportunity to acquire and improve this semi-detached house and create a dream home with countryside living.



Property Details.

Ground Floor

Entrance Hall

With storage cupboard, stairs rising to first floor, doors to;

Living Room



14' 2" x 12' 1" (4.32m x 3.68m) With UPVC double glazed window to front, radiator, understairs storage cupboard.

Kitchen/Diner

17' 4" x 6' 5" (5.28m x 1.96m) With UPVC double glazed window to rear and side, radiator, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, space for kitchen appliances.

Conservatory



UPVC construction with French doors providing access to the rear garden.

Bathroom



With UPVC double glazed obscure window to side, panelled bath, wash hand basin, part tiled, close coupled WC, radiator.

WC



With obscure window to front, low level WC, wash hand basin.

First Floor

Landing

With doors to;

Property Details.

Bedroom One



14' 6" x 8' 11" (4.42m x 2.72m) With UPVC double glazed window to front, radiator, storage cupboard.

Bedroom Two



9' 10" x 8' 11" (3.00m x 2.72m) With UPVC double glazed window to rear, radiator, storage cupboard.

Bedroom Three



8' 3" x 6' 9" (2.51m x 2.06m) With UPVC double glazed window to rear, radiator.

Outside

Rear Garden



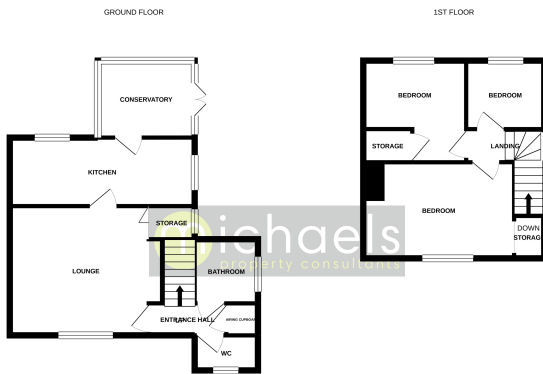
A substantial rear garden which wraps around to the side of the property, predominately lawn and backing onto open fields.

Front Of The Property

A large front garden which could easily be converted to a large driveway.

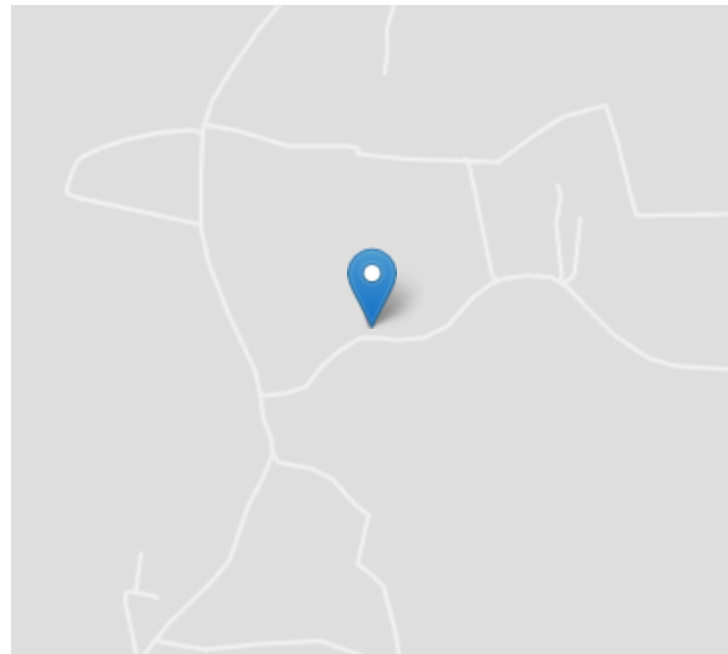
Property Details.

Floorplans



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and other parts may be approximate and are subject to change for any reason. The plans do not constitute a contract and are not intended to be used as such by the purchaser and/or lender. The purchaser, lender and applicant shall be responsible for their own enquiries and for the accuracy of the floor plan. The plans are not intended to be used as such by the purchaser and/or lender. The purchaser, lender and applicant shall be responsible for their own enquiries and for the accuracy of the floor plan. See also leaflet 12/2017

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.