



- Two Homes In One
- House And Bungalow
- Corner Plot
- Overlooking Fields
- Ample Parking
- Village Location
- Chain Free
- Potential Immediate Income of £975 pcm

### Merci, Park Road, Ardleigh, Colchester, Essex. CO7 7SY.

A rare opportunity to gain two homes in one from this semi detached cottage with attached bungalow which can offer independent living or work as one. Situated on a generous corner plot backing onto open farmland with lots of further potential and brilliant outdoor space the cottage offers two bedrooms, first floor bathroom, WC to master, 22' lounge/diner, 20' kitchen, hall and porch. The bungalow offers bedroom, shower room, lounge/diner, fitted kitchen, and conservatory, outside the gardens can be separate or as one and there are various outbuildings and ample parking for both. Chain free.





# Property Details.

## Cottage

### Porch

6' 6" x 4' 0" (1.98m x 1.22m) With further door to entrance hall.

### Hallway

10' 1" x 6' 0" (3.07m x 1.83m) Stairs to first floor, radiator, doors to.

### Lounge/Diner



22' 6" x 10' 1" (6.86m x 3.07m) Window to front, French doors to rear, two radiators, red brick fireplace.

### Kitchen



20' 9" x 8' 0" (6.32m x 2.44m) A range of fitted units and drawers with worktops over, space for cooker, space for washing machine, fitted sink, extractor, eye level units, fitted under stairs storage cupboard.

## First Floor

### Half Landing

Window to side and doors to.

## Bedroom



13' 2" x 10' 1" (4.01m x 3.07m) Window to front, radiator and door to.

## WC

Wash hand basin and WC.

## Bedroom

12' 3" x 10' 1" (3.73m x 3.07m) Window to rear, fitted wardrobe, radiator, picture rail.

## Bathroom



Panel bath with shower and screen over, window to side, fully tiled room, pedestal wash hand basin, close coupled WC.

## Outside

Rear garden mainly laid to lawn with garden shed, various shrubs and plants, enclosed by panel fencing and field views.

## Bungalow

### Entrance Hall

With doors to.

# Property Details.

## Shower Room

Obscure window to front, shower cubicle, vanity storage with wash hand basin, close coupled WC, tiled walls, fitted airing cupboard.

## Bedroom



12' 5" x 10' 5" (3.78m x 3.17m) Window to front, radiator, fitted wardrobe. There is a door that leads through to the cottage which is currently not in use.

## Lounge/Diner



14' 7" x 11' 2" (4.45m x 3.40m) Window to rear, radiator, TV point, doors to.

## Conservatory



9' 7" x 9' 3" (2.92m x 2.82m) Brick plinth and Upvc construction with doors to garden.

## Kitchen



12' 6" x 7' 1" (3.81m x 2.16m) Window to rear, door to garden, a range of fitted units and drawers with spaces for appliances, matching eye level units, fitted worktops with inset sink, tiled splashbacks.

## Outside

A large garden mainly laid to lawn with various trees, shrubs and plants, outside tap and outside hot tap, pergola, various out buildings one housing oil tanks for both properties, gate to driveway, open farmland views, patio area, sun awning to rear.

## Agents Notes

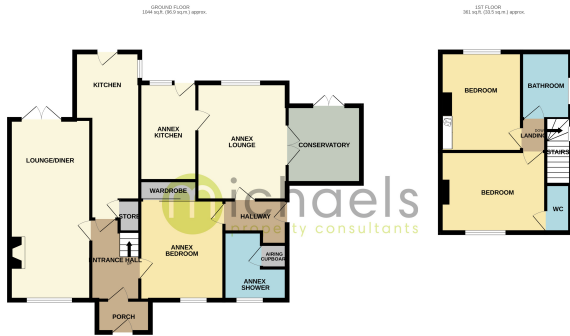
A bus stop into Colchester is located a few metres away, a commute time of approx. 20-25 minutes.

There is the provision for Gas to be installed at the properties as the connection is just outside the front hedge.

The possibility of immediate rental income at £975 pcm has been achieved for the cottage whilst living in the bungalow.

# Property Details.

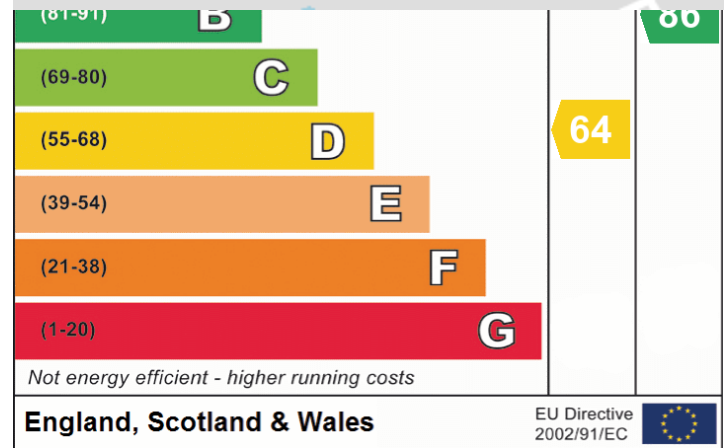
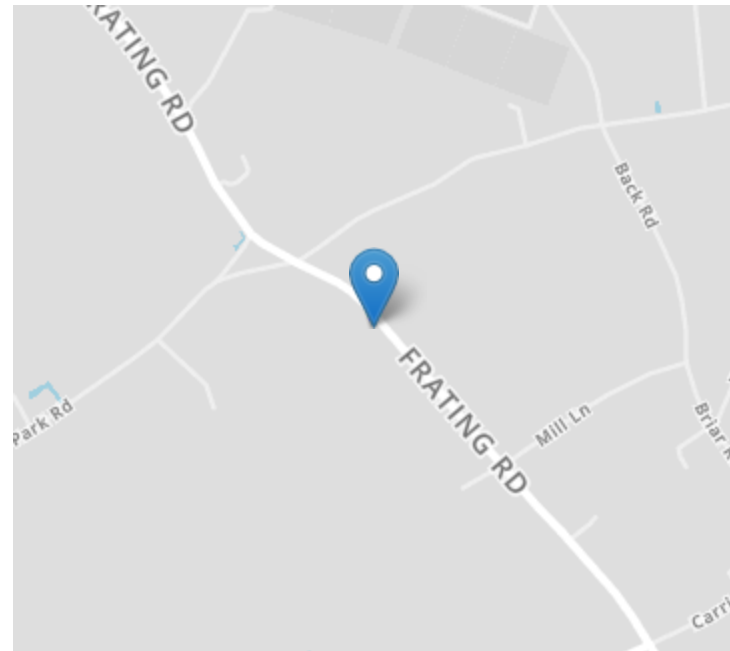
## Floorplans



TOTAL FLOOR AREA: 1,048 sq ft (103,010 sq ft) (1997 sq ft)

While every effort has been made to ensure the accuracy of the floorplans contained herein, the dimensions of these floorplans should not be relied upon for any legal or financial purposes. The plans are to be used as a guide only and should be used in conjunction with the physical property. The agents accept no responsibility for any errors or omissions. Made with version 10.04

## 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.