



- Grade II Listed Cottage
- Semi-Detached Period Home
- Boasting An Array Of Original Character & Features Throughout
- Two Stunning Feature Fireplaces
- Living Room & Dining Room
- Two/Three Bedrooms
- Generous Rear Garden

**22-24 Lower Holt Street, Earls Colne, Colchester, Essex. CO6 2PH.**

Located within Lower Holt Street in the picturesque village of Earls Colne, Colchester, this Grade II listed semi-detached cottage exudes timeless allure and traditional charm. Characterized by exposed woodwork and timbers, this home offers a captivating ambiance that harkens back to its historic roots.





# Property Details.

## Room Measurements

### Entrance Hall

Stairs leading to First Floor Landing, Windows to front aspect of the property & Doors leading to:

### Kitchen



18' 6" x 14' 2" (5.64m x 4.32m) With AGA set within Brick recess, A range of wall & base mounted Corian work surfaces. Inset Butler sink with window above over looking courtyard garden & window to side. Storage cupboard housing boiler, Exposed beams & opening leading through to Dining room.

### Dining Room



17' 10" x 14' 0" (5.44m x 4.27m) Exposed beams & Feature Inglenook fireplace with inset wood burner. Door leading to rear garden. Wall mounted lights. Windows to side aspect of the property.

## Sitting Room



17' 2" x 11' 5" (5.23m x 3.48m) Secondary glazed window to front aspect of the property. Door leading to brick patio courtyard garden. Wall mounted radiator & wall mounted lights. Inglenook fireplace set within brick recess with supporting beam & inset woodburner. Parquet flooring & Exposed beams

### Landing

Exposed beams & timbers, airing cupboard with storage shelves. Doors leading to:



# Property Details.

## Bedroom One



18' 0" x 15' 7" (5.49m x 4.75m) Vaulted ceiling. Windows to both front & rear aspects. Feature chimney stack. Exposed beams. Built in wardrobes fitted to one wall.

## Bedroom Two



13' 0" x 12' 11" (3.96m x 3.94m) Window to side aspect of the property. Exposed beams & Radiator.

## Bedroom Three/Nursery



7' 3" x 6' 3" (2.21m x 1.91m) Window to side aspect of the property. Built in desk with storage. Telephone point

## Bathroom



13' 8" x 8' 6" (4.17m x 2.59m) Panel bath with mixer taps & shower above. WC. Vanity wash hand basin. Shaver point. Spotlights. Window to front aspect of the property.

## Outside



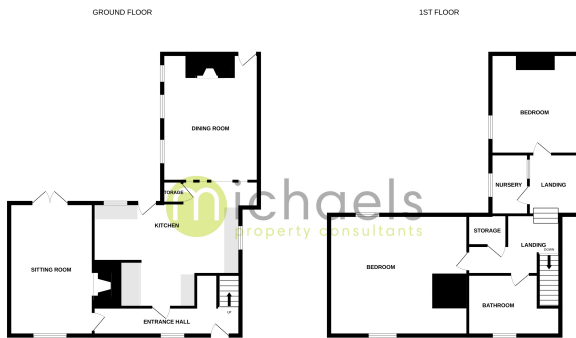
The property has a cottage style garden comprising of brick paved patio which leads to raised lawn area with pathway leading to the rear. There is also a feature pond & to the rear of the garden is a laundry room housing plumbing for appliances.

## Parking

The property does not include designated parking, but street parking is available nearby. Additionally, the current owner has an agreement with a neighbour for the use of one parking space in their courtyard. However, we cannot guarantee this arrangement will continue under new ownership, so we recommend conducting your own enquiries.

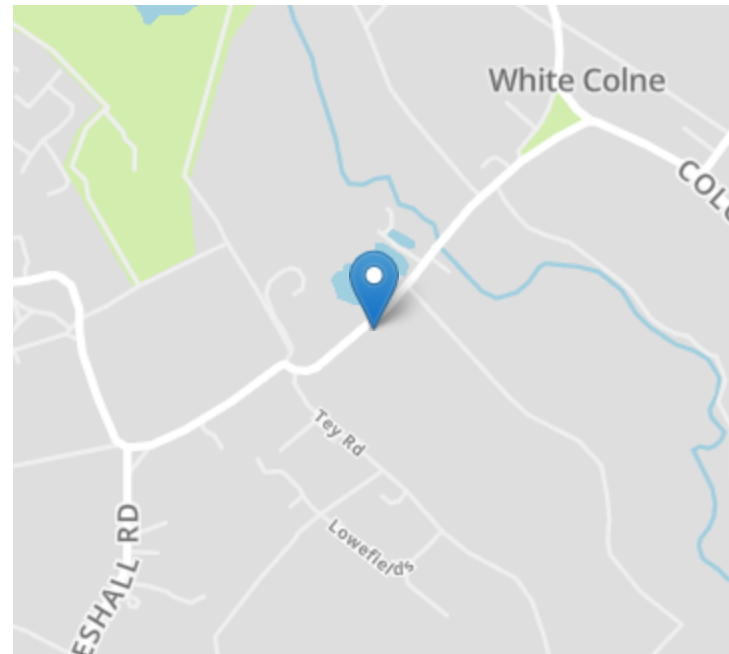
# Property Details.

## Floorplans



These plans are intended to give a general impression of the property and are not intended to be used as a basis for any legal or financial transaction. The plans do not show any services or fittings which are not shown on the plans. The plans do not show any services or fittings which are not shown on the plans. The plans do not show any services or fittings which are not shown on the plans.

## 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.