

# 33 De Vere Road - Asking Price £175,000

Earls Colne Colchester CO6 2NA

# shires

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Asking Price £175,000

## The Property

Situated in the picturesque village of Earls Colne, this charming two-bedroom maisonette on De Vere Road offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property boasts a spacious and well-designed layout, providing comfortable and practical living accommodation throughout. Two generously sized bedrooms offer plenty of space for a small family, professional couple, or those seeking a peaceful village retreat.

One of the standout features of this home is the large private garden, perfect for outdoor entertaining, gardening enthusiasts, or simply enjoying the warmer months. The property also benefits from allocated parking for one vehicle, adding everyday convenience.

Ideally located within easy reach of local amenities, schools, and transport links, the maisonette enjoys the welcoming community atmosphere for which Earls Colne is renowned. With strong appeal as both a comfortable home and a potential investment property, this is a fantastic opportunity not to be missed.

Early viewing is highly recommended.

**AGENTS NOTE:** Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

## Features

- MAISONETTE
- PRIVATE GARDEN
- ON STREET PARKING
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO AMENITIES
- POPULAR VILLAGE OF EARLS COLNE
- TWO BEDROOMS
- COUNCIL TAX BAND A
- EXCELLENT INVESTMENT OPPORTUNITY
- EARLY VIEWING HIGHLY RECOMMENDED

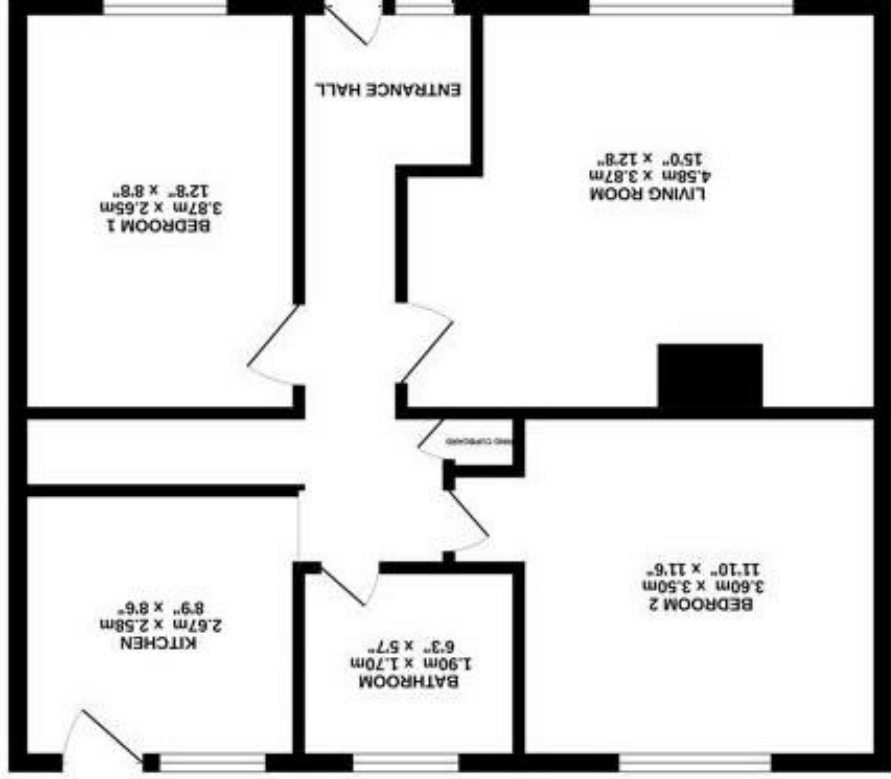




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

| Energy Efficiency Rating                                      |           |
|---------------------------------------------------------------|-----------|
| Climate                                                       | Domestic  |
| EU Directive<br>2002/91/EC                                    |           |
| England & Wales<br>Net energy efficient - lower running costs |           |
| Net energy efficient - higher running costs                   |           |
| A                                                             | (92 plus) |
| B                                                             | (81-91)   |
| C                                                             | (69-80)   |
| D                                                             | (55-68)   |
| E                                                             | (39-54)   |
| F                                                             | (21-38)   |
| G                                                             | (1-20)    |

Figures shown are based on the best available information. The accuracy of the information is not guaranteed. The information is provided for your information only and should not be used as a basis for any decision. The information is provided for your information only and should not be used as a basis for any decision. The information is provided for your information only and should not be used as a basis for any decision.



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