

44 De Vere Road - Asking Price £152,995

Earls Colne Colchester CO6 2NA



"Consistently providing outstanding service to our clients"

Asking Price £152,995

The Property

Shires presents this charming two-bedroom apartment located in the highly desirable village of Earls Colne, offering a wonderful opportunity for those seeking a balance between peaceful countryside living and everyday convenience. Positioned on De Vere Road, this well-presented home provides spacious and versatile accommodation throughout, making it ideal for first-time buyers, downsizers, investors, or those simply looking for a quieter pace of life.

Upon entering the property, you are welcomed into a bright and spacious reception room, creating a warm and inviting atmosphere perfect for both relaxing evenings and entertaining family and friends. The apartment benefits from two well-proportioned bedrooms, each offering comfortable living space with plenty of natural light. The modern bathroom suite has been thoughtfully designed to provide both style and practicality, while the kitchen offers ample space to cater for all your culinary needs.

The property enjoys a pleasant setting within the picturesque village of Earls Colne, a location renowned for its strong sense of community, charming local amenities, and beautiful surrounding countryside. Residents can take advantage of nearby pubs, shops, cafes, and scenic walking routes, all while remaining within easy reach of Colchester and surrounding towns via excellent transport links.

Combining comfort, convenience, and village charm, this delightful apartment is ready to move straight into and represents an excellent opportunity in a sought-after Essex location.

Agent's Note:
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

LEASE INFORMATION

We understand from the seller there are approximately 85 years left on the lease. The ground rent is £10 per annum and the service charge is £749 per annum.

Features

- NO ONWARD CHAIN
- SECOND FLOOR FLAT
- TWO BEDROOMS
- RECENTLY RENOVATED THROUGHOUT
- ON STREET PARKING
- IN THE VILLAGE OF EARLS COLNE
- BRAND NEW CARPETS & VINYL FLOORING
- COMMUNAL GARDENS
- IDEAL FOR FIRST TIME BUYERS
- GAS HEATING

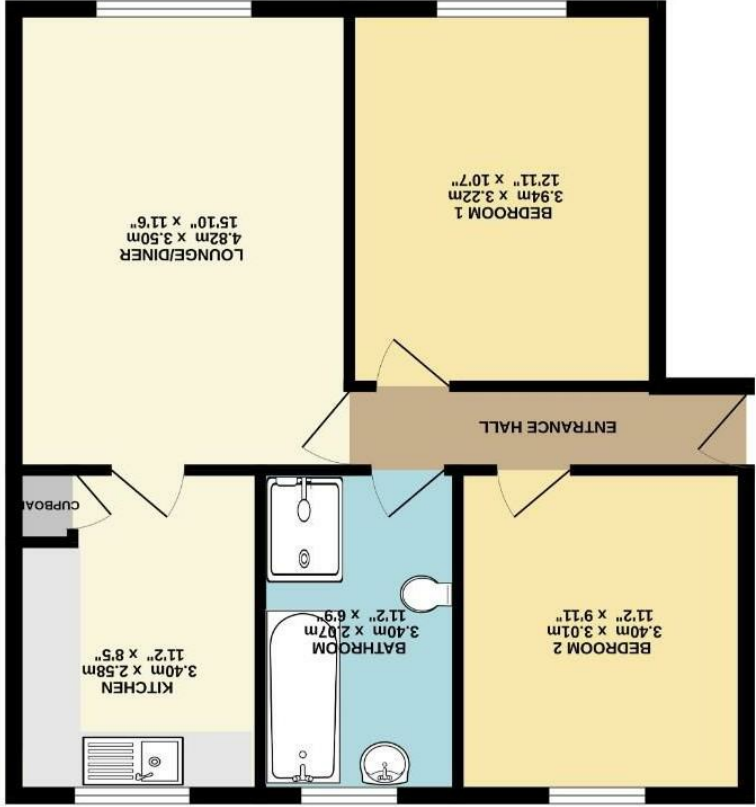




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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	
Current	Potential
	A (92 plus)
	B (81 plus)
	C (69 plus)
	D (55 plus)
	E (39 plus)
	F (21 plus)
	G (1 plus)
Very energy efficient - lower running costs Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of fixtures, fittings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operability or efficiency can be given.



GROUND FLOOR
 59.2 sq.m. (638 sq.ft.) approx.