

oakheart



£250,000

Offers Over

Thomas Bell Road, Earls Colne

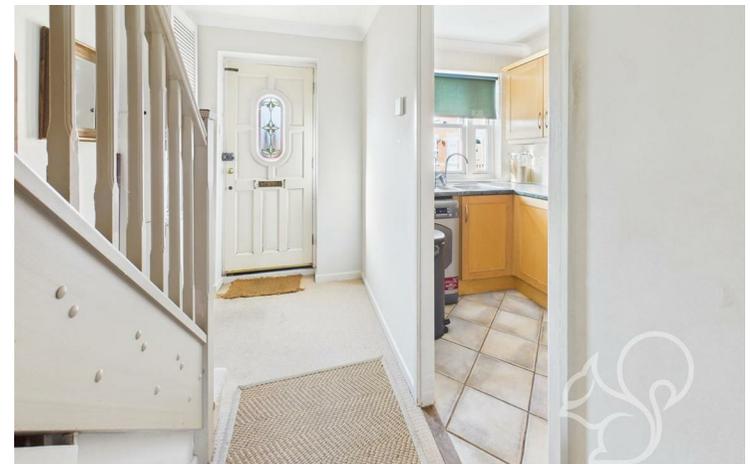
Oakheart are delighted to present this two bedroom home, with allocated parking, in a sought after location.

This delightful two-bedroom home offers a warm and inviting living space, featuring a comfortable sitting room with an feature fireplace. The fitted kitchen is well-equipped with space and plumbing for appliances and ample storage. A bright conservatory/garden room

provides additional living space with direct access to the private rear garden.

Upstairs, the property boasts two well-proportioned bedrooms, each with character features and built-in storage cupboards in the master. The bathroom includes a vanity unit, bathtub with shower, and tiling. Additional benefits include a storage cupboard and loft access.

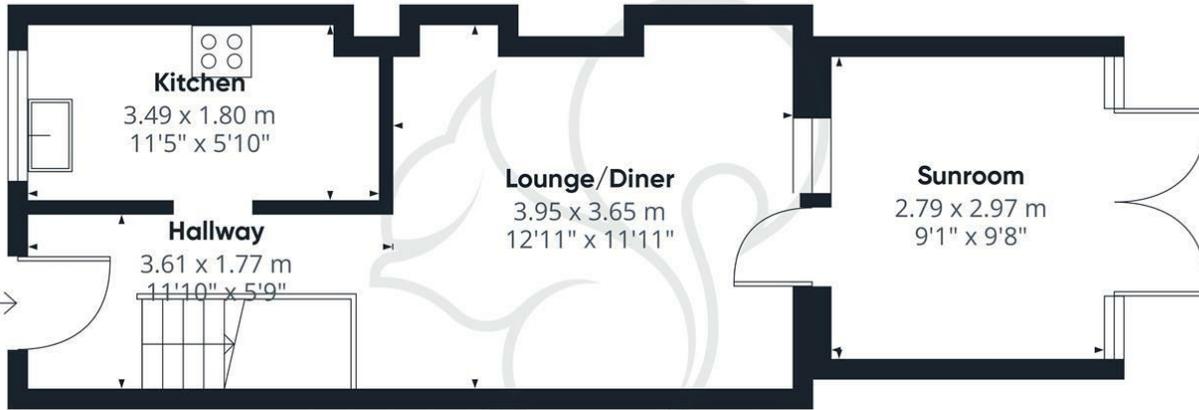
Outside, the home features a low-maintenance and private rear garden. A carport, additional parking, and storage sheds offer practical solutions for vehicle and equipment storage. Situated in a sought-after location, this home is ideal for those seeking a home to make their own. Viewing is highly recommended.



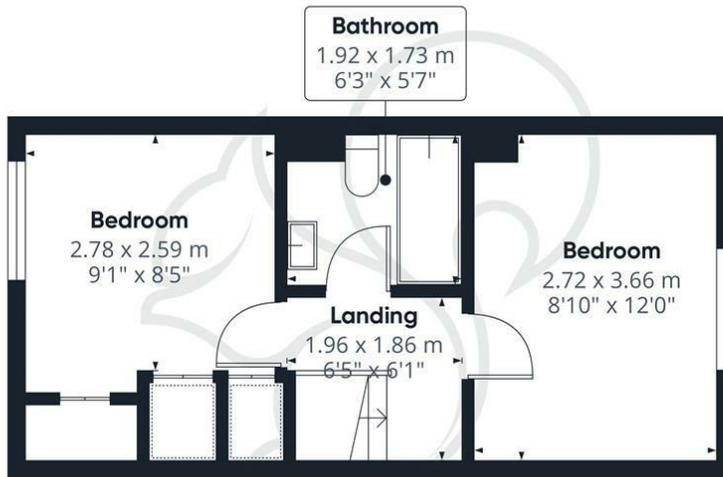








Ground Floor



Floor 1

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Approximate total area<sup>1)</sup>  
59.75 m<sup>2</sup>  
643.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Braintree

Tenure:

Freehold

Council Tax Band:

B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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