2 Squires Court High Street - Offers In Excess Of £280,000

Earls Colne Colchester CO6 2QW

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £280,000

The Property

A two-bedroom terraced house off the High Street in the popular village of Earls Colne, offering approximately 893 sq ft of accommodation and the benefit of two en-suite facilities.

This well-proportioned terraced property offers practical accommodation arranged to suit modern living. The reception room provides a welcoming space to relax or entertain, while the two bedrooms offer flexibility for a variety of buyers, whether as sleeping accommodation, a guest room or a home office. Both bedrooms benefit from en-suite facilities, adding convenience and privacy to the layout.

Earls Colne is a sought-after Essex village known for its welcoming community and attractive surroundings. The property is conveniently positioned for access to local amenities, making everyday errands and leisure activities easily accessible while enjoying the character of village living.

In the vendors opinion they love the privacy of the estate but the proximity to the town centre is a massive benefit.

In the valuers opinion its a perfect opportunity for first time buyers, to get themselves on the property ladder, with the added benefit of multiple parking spaces for guests.

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.

Features

- TWO BEDROOM HOME
- ALLOCATED PARKING
- MODERN TASTE THROUGHOUT
- AVAILABLE TO VIEW NOW
- POPULAR VILLAGE OF EARLS COLNE
- WALKING DISTANCE TO HIGH STREET
- MODERN FITTED KTICHEN
- ENSUITE'S OFF BOTH BEDROOMS
- AIREY SKYLIGHTS THROUGHOUT
- ENCLOSED GARDEN











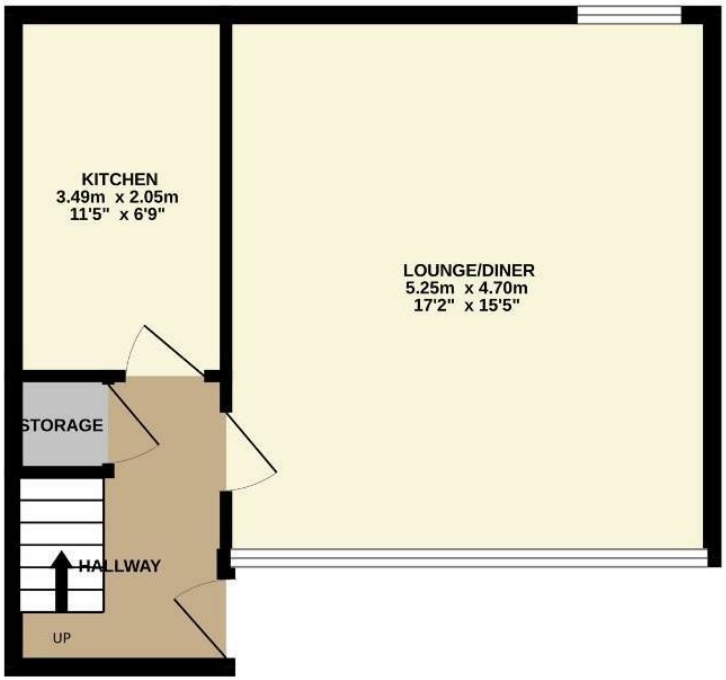




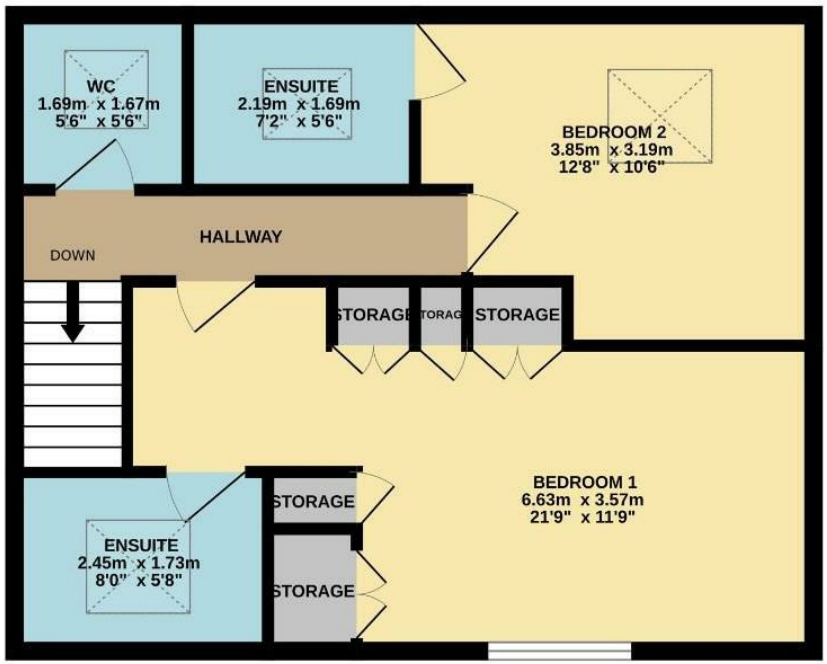


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

GROUND FLOOR
37.6 sq.m. (404 sq.ft.) approx.



1ST FLOOR
47.4 sq.m. (510 sq.ft.) approx.

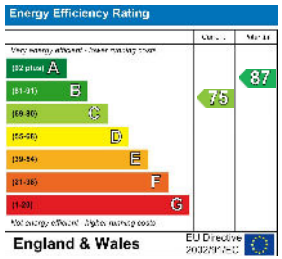


TOTAL FLOOR AREA : 85.0 sq.m. (915 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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