



Coppins Yard, Colne Engaine, Colchester, CO6 2FN

welcome to

Coppins Yard, Colne Engaine, Colchester

- Solar panels & EV charging point
- Underfloor heating to the ground floor and first floor
- Private rear garden and terrace from master bedroom and spare bedroom
- Family bathroom and en-suite shower room
- High vaulted ceilings

Tenure: Freehold EPC Rating: Exempt

£450,000

view this property online williamhbrown.co.uk/Property/HST108318



Property Ref:

HST108318 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Accommodation

Kitchen/Lounge - 18'1" max x 32'6" max (5.53m x 9.95m)

WC

Bedroom One - 9'8" max x 12'1" max (3m x 3.71m)

En-suite

Bedroom Two - 9'8" max x 9'8" max (3m x 3m)

Bedroom Three - 7'8" max x 7'8" (2.40m max x 2.40m)

Bathroom

Agents Note

CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot and may differ from the finished development.

* choices available in developer's set range only, subject to change as per developer's t's & c's

**developer t's & c's apply



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