



Colne Valley Residential Park Station Road, Earls Colne, CO6 2ER

welcome to

Colne Valley Residential Park Station Road, Earls Colne

Set in an idyllic location of Earls Colne in the countryside is this stylish three bedroom park home with a fully fitted kitchen, en-suite to master bedroom and family bathroom. No onward chain.



Lounge/Diner

Window to the front aspect and two windows to the side, radiator. Door to kitchen and inner hallway.

Kitchen

Window and door to the rear aspect. Fitted kitchen with integrated appliances, breakfast bar, radiator.

Bedroom 1

Window to the rear aspect, radiator. Door to En-Suite.

En Suite

Window to the side aspect. Suite comprising of shower cubicle, WC, wash hand basin, partly tiled walls.

Bedroom 2

Window to the front aspect, radiator.

Bedroom 3

Window to the front aspect.

Family Bathroom

Window to the front aspect. Suite comprising of bath, vanity wash hand basin and WC, tiled walls.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Colne Valley Residential Park Station Road, Earls Colne Colchester

- Village Location
- Three Bedrooms
- Ensuite To Master
- Park Home
- Chain Free

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108403 - 0007

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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