Beresfords | Est 1968



Asking Price £375,000

Freehold | 3 Bed | 1 Bath | House | Semi Detached | Council Tax Band C | EPC E | Ref CHS260179

Rye Lane Layer-de-la-Haye CO2 0JL

Situated in the popular village of Layer-de-la-Haye, on the outskirts of Colchester, this three-bedroom semi-detached home enjoys attractive countryside views and is being offered to the market with NO ONWARD CHAIN. Offering well-balanced accommodation and a pleasant village setting, the property presents an excellent opportunity for first-time buyers, families or those looking to enjoy a more rural lifestyle while remaining within easy reach of Colchester.

- No onward chain
- Three-bedroom semi-detached home
- Two reception rooms
- Ground-floor family bathroom
- Popular village location with attractive countryside views
- Amenities include a shop, public house, primary school and recreational facilities
- Conveniently located approximately four miles south of Colchester city centre
- Ideal for first-time buyers, families or those seeking village living





Scan the QR code for full details and key information on this property.






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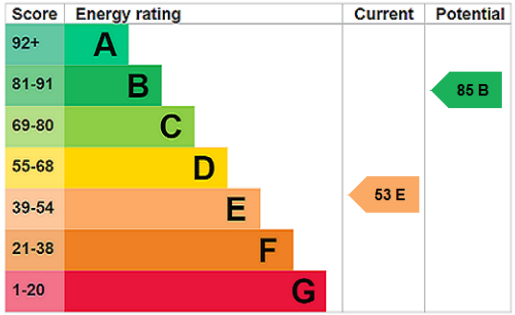
Room Dimensions

Ground Floor

Entrance Hall *2'9" x 5'8" (0.84m x 1.73m)*
Lounge *12'9" x 10' (3.89m x 3.05m)*
Dining Room *10'9" x 11'6" (3.28m x 3.5m)*
Kitchen *7'9" x 6'1" (2.36m x 1.85m)*
Bathroom *6'3" x 7'9" (1.9m x 2.36m)*

First Floor

Bedroom One *12'1" x 8'3" (3.68m x 2.51m)*
Bedroom Two *15'5" x 8'8" (4.7m x 2.64m)*
Bedroom Three *7'4" x 8'5" (2.24m x 2.57m)*





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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