



2 ROSE HOUSE, OLD CHAPEL DRIVE, STANWAY,

COLCHESTER, ESSEX CO3 0AE

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain, 2 Rose House is a very well presented three-bedroom Grade II listed property, conveniently located upon a quiet turning in the heart of Stanway.

The ground floor accommodation includes a spacious sitting room, dining room and kitchen and the first floor comprises three bedrooms (main bedroom with en-suite) and family bathroom.

There are two off-road parking spaces and a courtyard style rear garden.

EPC Exempt | Grade II Listed | Council Tax Band D | Tenure Freehold

There is an Annual Service Charge for the maintenance and beautification of the shared communal green space and landscaping applies (c. £360 per annum).



Property

Offered with No Onward Chain, 2 Rose House is a beautifully presented, three-bedroom, Grade II listed property with a number of characterful features including sash windows and high ceilings typical of the late Regency early Victorian period.

On entering the property, the hallway opens to a dining room, large lounge with dual aspects, ground floor cloakroom (comprised of toilet and hand basin) and kitchen. The kitchen features integrated Bosch electric hob, double oven and microwave. A dishwasher, washing machine, fridge freezer and extractor hood are also integrated. There is also a good array of cupboards and drawers for storage.

Ascending the grand staircase, the large landing area opens to three bedrooms and the family bathroom.

The master bedroom benefits from an en-suite shower room comprised of double shower, handbasin, toilet and heated towel rail. Bedroom two is a large double with triple aspect and bedroom three is a single bedroom.

The family bathroom completes the accommodation and is comprised of a bath with shower mixer attachment, toilet, handbasin and heated towel rail. The bathroom also houses the boiler cupboard.

Outside

The landscaped courtyard style garden features a patio with inbuilt wooden bench seating and lighting. The raised beds and borders are retained behind attractive Monocouche rendered walls.

To the front of the property there is off-road parking for two vehicles.

A large lockable storage area is located beneath the staircase and benefits from external access.

Situation

The property is conveniently located in the popular residential area of Stanway with easy access to Tollgate & Stane Retail Parks which continue to develop and offer a range of

national retailers, large supermarket, and chain restaurant establishments. Further shopping facilities are located on the Peartree Road development.

For parents Stanway is well catered for in terms of both primary and secondary education with the schools particularly sought-after by prospective residents.

Transport connections are first rate with access to the A12, A120 and A1124, thus Chelmsford, Ipswich and Stansted Airport are all within easy reach.

The mainline train station at nearby Marks Tey offers connection to London Liverpool Street in around 50 minutes.



The historic city of Colchester is a short drive away and offers all the leisure, recreation, entertainment, and shopping facilities expected of a major regional centre.

Agents Notes

Grade II Listed Building.

Annual Service Charge for the maintenance and beautification of the shared communal green space and landscaping applies (c. £360 per annum).

The property is sold on a Freehold basis.

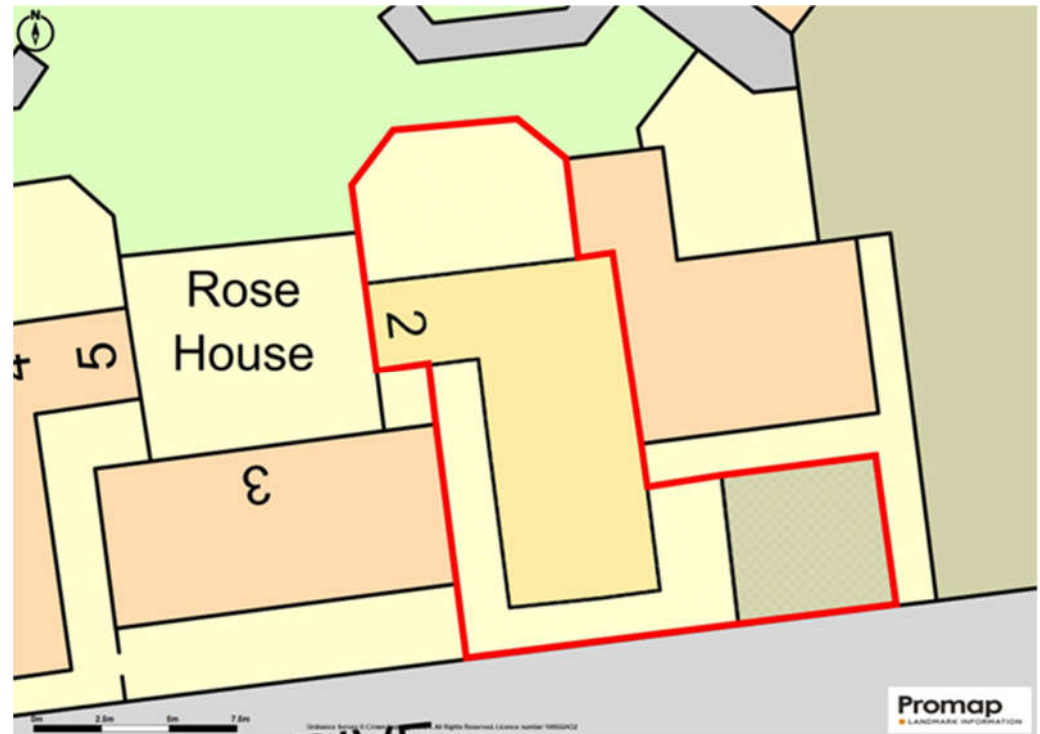
Our particulars are produced in good faith but can only be used as a guide to the property.

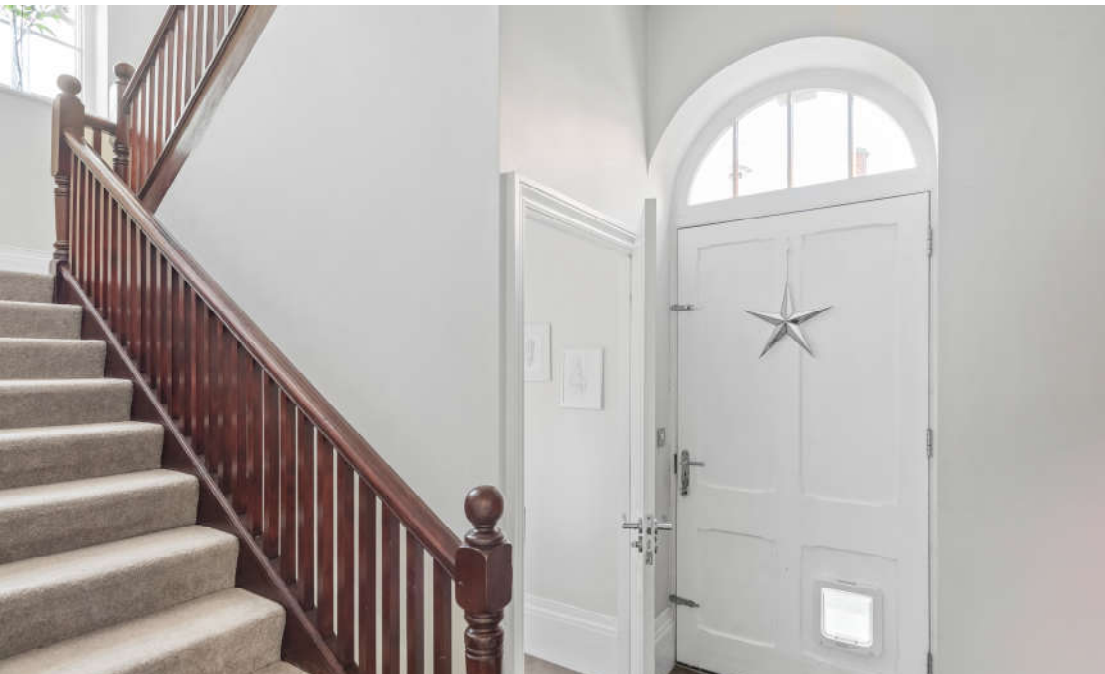
If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any

viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





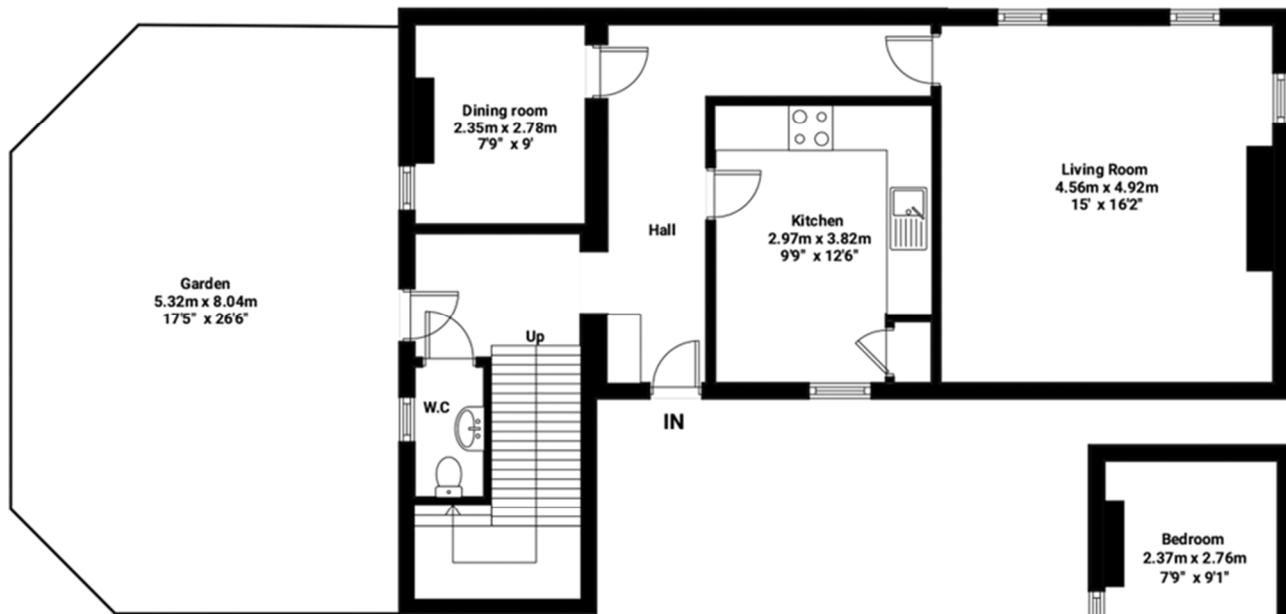
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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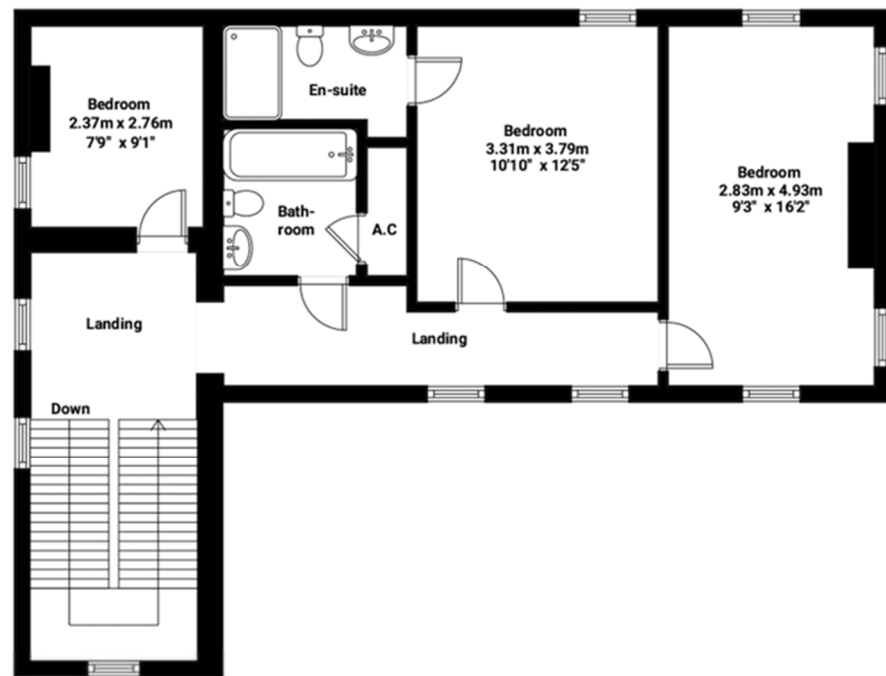




Ground Floor



First Floor



TOTAL APPROXIMATE FLOOR AREA :
1226.5 sq ft (113.95 sq mt)
Ground Floor : 651.9 sq ft (60.55 sq mt)
First Floor : 574.6 (53.4 sq mt)
Garden : 433.9 sq ft (40.31 sq mt)

Rose House, Colchester

Illustration for identification purposes only. Measurements are approximate and not to scale.



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