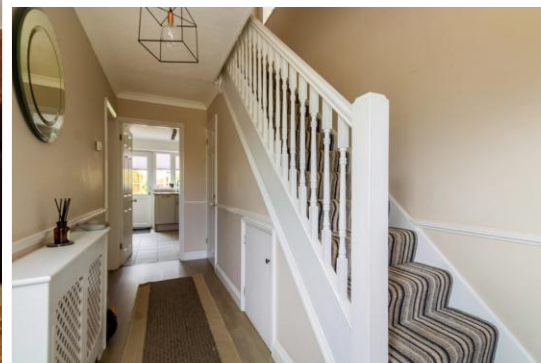




JOHN ALEXANDER
ESTATE AGENTS



3 Bedroom Semi-Detached House located in Kelvedon.

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Riverside Way Kelvedon Colchester CO5 9LY



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882
sq ft

FULL DESCRIPTION

OVERVIEW

We are pleased to offer this three bedroom, two reception room and two bathroom, semi-detached family home in Kelvedon. Offering nearby access to the "Outstanding" rated St Mary's Church of England Primary and Kelvedon train station, viewing is recommended

ENTRANCE HALL

7' 0" x 15' 0" (2.13m x 4.57m)

CLOAKROOM

5' 9" x 2' 4" (1.75m x 0.71m)

Window to side aspect, wash basin and WC

LIVING ROOM

13' 10" x 11' 4" (4.22m x 3.45m)

Window to front aspect and open archway to dining room. Brick-built corner fireplace with open chimney and gas connection of required (currently accommodating an electric fire)

DINING ROOM

9' 4" x 9' 1" (2.84m x 2.77m)

Archway to living room and sliding door to conservatory

CONSERVATORY

9' 3" x 8' 7" (2.82m x 2.62m)

Sliding door to dining room and double to door to South West facing garden

KITCHEN

11' 2" x 8' 7" (3.4m x 2.62m)

Window and door to rear garden. Fitted wall and base units with integrated slimline dishwasher, gas hob with extractor and double mid-height electric ovens, plus space for fridge freezer and washing machine

FIRST FLOOR

BEDROOM ONE

11' 11" x 11' 3" (3.63m x 3.43m)

Window to rear aspect and access to en-suite

ENSUITE

6' 1" x 4' 6" (1.85m x 1.37m)

Window to rear aspect. Shower cubicle, wash basin and WC

BEDROOM TWO

11' 9" x 8' 3" (3.58m x 2.51m)

Window to side aspect

BEDROOM THREE

8' 8" x 6' 4" (2.64m x 1.93m)

Window to front aspect and built in cupboard

BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

Window to side aspect, bath with shower over, wash basin and WC

Guide Price
£375,000 to
£390,000



GARAGE

17' 3" x 8' 8" (5.26m x 2.64m)

Up and over door to front / driveway and personal door from garden. Power sockets and lights

OUTSIDE

Driveway to front with access to garage. Enclose South-West facing rear garden, mainly laid to lawn with patio and door to garage

LOCATION

Located within less than a minutes walk to "Outstanding" rated St Mary's Church of England Primary. It's also a short walk from the main high Street, offering shops and all essential local amenities. It's 0.6 miles from Kelvedon train station, which offers a direct line into London Liverpool Street.



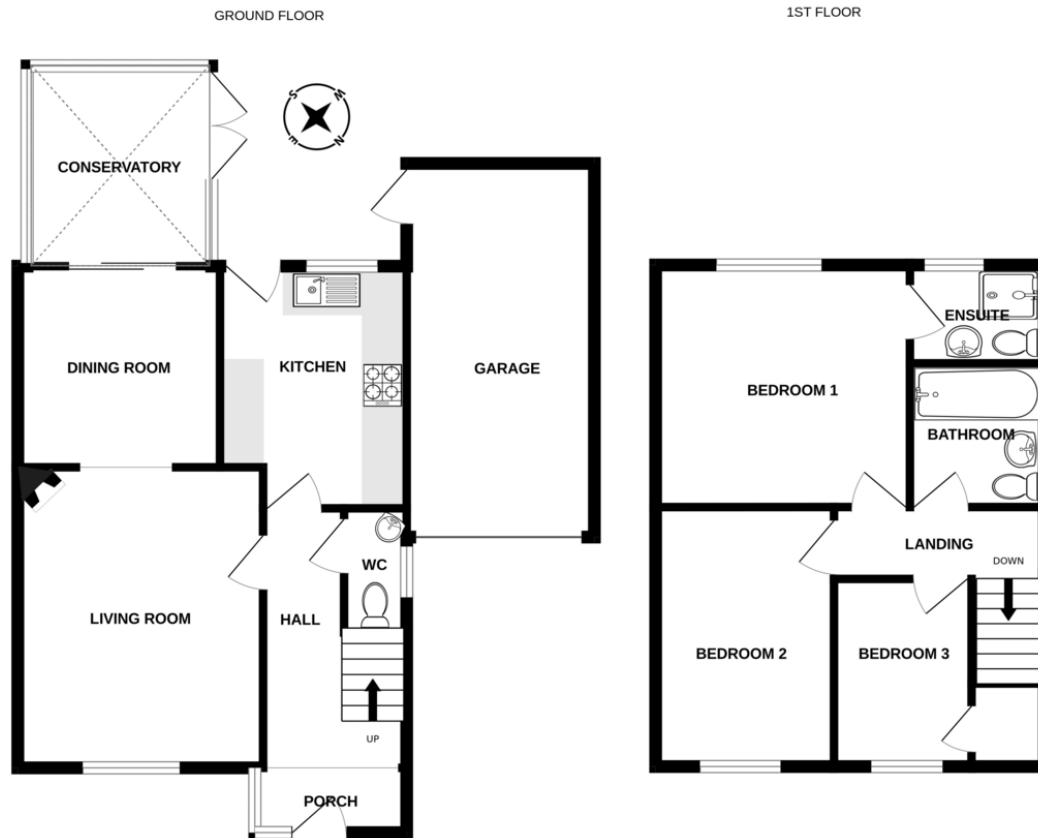




Riverside Way, Kelvedon CO5 9LY



FLOORPLAN



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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DIRECTIONS

CONTACT
1 Church Road
Tiptree
Colchester
Essex
CO5 0LG
E info@john-alexander.co.uk

T 01621 814334 www.john-alexander.co.uk

Find us on..



JOHN ALEXANDER
ESTATE AGENTS