

4 Rose Green Cottages, Colchester Road, Chappel, Colchester, CO6 2AB



Freehold

Offers In Excess Of

£215,000

Subject to contract

**Beautiful views of
the Colne Valley**

2 bedrooms
1 reception room
2 bathrooms



There are good local amenities close by including a post office, corner shop, public house and train station.

Some details

General information

This delightful cottage is set in the sought after village of Chappel, in the beautiful Colne Valley. The property has double glazing and accommodation comprising; Lounge, with window to front and a log burner set into the fireplace. There is a door from the lounge leading into the kitchen, which has a window overlooking the rear garden and a range of eye and base level units with fitted work surfaces. There is an integrated oven and four ring electric hob, space and plumbing for a washing machine and fridge freezer, and a one and a half bowl sink drainer with mixer tap. The kitchen has a door leading into the inner lobby where the stairs that rise to the first floor are found. On the first floor, the master bedroom has a window to the front aspect, a range of fitted wardrobes and a door into the impressive four piece en-suite bathroom. From the landing there is a door to an inner lobby where the shower room is found and there is a further flight of stairs rising to the second floor, where bedroom two is found. The second bedroom is a good size double and has eaves storage and a window overlooking stunning countryside. The property is offered for sale with no onward chain.

Lounge

11' 11" x 10' 11" (3.63m x 3.33m)

Kitchen

9' 11" x 8' 4" (3.02m x 2.54m)

Lobby

Landing

Master bedroom

9' 10" x 9' 9" (plus wardrobes) (3m x 2.97m)

Ensuite

6' 4" x 5' 7" (1.93m x 1.7m)

Lobby

Shower room

Bedroom two

14' 6" (max) x 9' 3" (4.42m x 2.82m)

Off road parking

The outside

To the front of the property there is a raised hard standing area, providing off-road parking for one vehicle and there are a set of steps down to a further garden area. To the side of the terraced there is a walk through that gives access to the rear garden, which is fully enclosed and mainly laid to lawn with a patio and decked area. There is a lower garden area where there a shed to remain.

Where?

The property is set in the popular village of Chappel in the beautiful Colne Valley, known for stunning rolling countryside and good access to the A12 dual carriageway. The property is just a short stroll from Chappel & Wakes Colne train station and Wakes Colne Post Office & Stores. Chappel also has a primary school and the popular Swan riverside pub.

Important information

Council Tax Band - TBC

Services - We understand that mains water, drainage and electricity are connected to the property. The central heating is provided by LPG and the cooker uses Calor Gas.

Tenure - Freehold

EPC rating - 32/F

Agents Note - There is a right of way across the rear garden from the neighbouring property, to the break in terrace.

Directions

Proceed from our Stanway, Tollgate office up to the Tollgate approach roundabout, taking the 2nd exit. Pass Sainsbury's on the left and proceed over the A12 and on into the village of Eight Ash Green. Proceed along the A1124 Halstead Road passing through Eight Ash Green and Ford Street and entering the village of Chappel. The property will be found on the left hand side before reaching the viaduct, and is signed by a Fenn Wright board. ref20114SWA.fr

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please go to;

fennwright.co.uk

Viewing

To make an appointment to view this property please call us on 01206 216 543.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2016

To find out more or book a viewing

01206 216 543

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential, commercial and agricultural sales and lettings
- development, planning and new homes
- agricultural property advice, farms and land
- mortgage valuations, Homebuyers reports and building surveying
- Fisheries (UK and France) and equestrian property (UK-wide)

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Particulars of 4 Rose Green Cottages, Colchester Road, Chappel, Colchester, Essex, CO6 2AB

**Peace of mind
for landlords**

We give you free legal cover.
See our website for details or call

01206 764499