

Christmas Cottage London Road, Kelvedon, CO5 9AP
OFFERS IN THE REGION OF £270,000



PROPERTY DESCRIPTION

Gateway are excited to bring Christmas Cottage, a wonderful 2-bedroom, semi-detached cottage in the heart of Kelvedon, to the market.

This property is packed with character and charm throughout. Carefully maintained by its current owner, Christmas Cottage has an array of excellent features, including a lovely modern kitchen with fitted appliances, a cosy open fire in the front room, and an immaculately presented garden with seating and storage areas. Upstairs, the two good sized bedrooms are flooded with natural light from the original style windows, both offering ample storage space.

We thoroughly recommend you view this property as soon as possible to save from missing out. Book your viewing today!

- **Charming two-bedroom cottage**
- **Inviting lounge with cosy, open fireplace**
- **Modern kitchen with fitted appliances**
- **Two good sized bedrooms**
- **Original features throughout**
- **A spacious, low-maintenance garden**
- **Great amount of storage space**
- **Nestled in a sought after Essex village**
- **Close to an abundance of local amenities**
- **Both Colchester and Chelmsford cities in close proximity**



ROOM MEASUREMENTS

Lounge

10'10" x 10'11"

Front door leads into the lounge, which features an open fireplace, smooth ceilings, carpeted floor and a window to the front aspect,

Dining Room

8'7" x 7'7"

Featuring laminate wood effect flooring, smoothed ceilings, storage cupboards and windows to the rear aspect,

Kitchen

6'3" x 10'7"

Featuring a range of base and wall mounted units, laminate worktop, tiled walls, integrated gas oven and hob, slimline dishwasher and fridge freezer. Window to the rear aspect of the property and door providing access to the garden.

Bathroom

5'3" x 7'7"

Featuring tiled floor and walls, 3 piece bathroom suite including a bath with shower over and a window to the side aspect of the property.

Bedroom One

10'10" x 11'5"

Featuring carpeted floor, smooth ceilings, chimney breast and window to the front aspect of the property

Bedroom Two

6'3" x 10'6"

Featuring carpeted floor, smoothed ceiling and a window to the rear aspect of the property

Garden

Low maintenance courtyard garden, featuring paved area and gazebo, garden shed and wood storage unit. Access is also provided to the front of the property via a gated side alleyway.



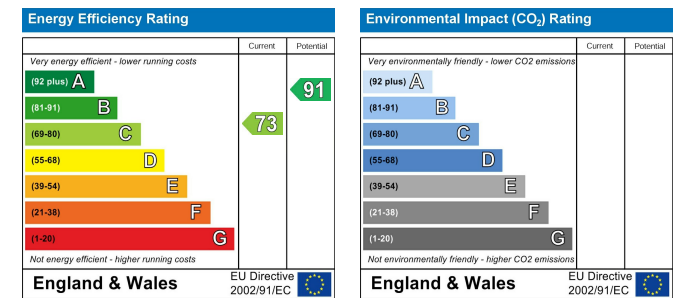
FLOOR PLANS



AREA MAP



ENERGY PERFORMANCE GRAPH



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.