



## Marshall Close, Feering, Colchester

Offers Over £350,000



- No onward chain
- Modern three bedroom semi detached family home found in sought after village location
- Lovely size property commencing with entrance hall, open plan lounge and dining room plus modern kitchen
- Ground floor cloakroom/WC
- First floor is home to three well proportioned bedrooms and three piece family bathroom
- Recently renovated throughout
- Approximately 100ft rear garden
- Driveway parking and garage
- Close to A12 road links to Witham and Colchester. Approximately 0.2 miles to Kelvedon Railway Station



**GUIDE PRICE £375,000 - £400,000**

Welcome to Marshall Close, Feering, Colchester - a charming three-bedroom family home that is sure to capture your heart! This delightful property is being offered for sale with no onward chain, making it a hassle-free option for those looking to settle down in the sought-after area of Feering near Kelvedon.

Conveniently located close to the A12 link roads to Witham and Colchester, and just a mere 0.2 miles away from Kelvedon railway station, this home is perfect for commuters and families alike. Imagine the ease of access to nearby towns and cities, all while enjoying the tranquillity of this picturesque neighbourhood.

Step inside this recently renovated home to discover a spacious living area that boasts a ground floor cloakroom, an open plan lounge and dining room, as well as a modern kitchen - ideal for hosting gatherings with loved ones or simply relaxing in style.

Venture upstairs to find three well-proportioned bedrooms and a family bathroom, providing ample space for the whole family to unwind and recharge after a long day. And let's not forget the approximately 100ft rear garden, perfect for enjoying the outdoors and creating lasting memories with friends and family. With a garage and driveway parking, convenience and practicality are at the forefront of this property.

Don't miss out on the opportunity to make this house your home. Embrace the warmth and comfort that Marshall Close has to offer - schedule a viewing today and start envisioning your future in this wonderful abode.

Enter the property via porch to front aspect. Access is given to ground floor cloakroom/WC.

Entrance hall commences with stairs leading to first floor accommodation.

Lounge overlooks the front aspect. Double glazed window. Colour washed wooden style flooring. Storage cupboard.

Open plan dining room gives access to rear garden via French double glazed doors. Continuation of flooring.

Kitchen also gives external access. Double glazed window to rear. Range of modern high gloss wall and base mounted units with matching storage drawers. Wooden style work surfaces housing sink drainer with swan neck mixer tap. Gas hob, oven and extractor hood to remain. Tiling to splash backs. Continuation of flooring.

First floor landing is home to three bedrooms and family bathroom.

Bedroom one overlooks the front aspect. Double glazed window. Built in wardrobes.

Bedroom two enjoys views over rear garden. Double glazed window. Built in wardrobes.

Bedroom three is located to the front of the property. Double glazed window. Storage cupboard.

Modern three piece bathroom comprises, white P-shaped bath fitted with shower and glass splash screen door. Vanity wash hand basin and low level WC. Heated towel rail. Tiling to walls. Obscure double glazed window.

Externally the property has a predominately lawned rear garden. Commencing with patio seating area.

The property also has a garage and driveway parking.

Council Tax Band: C

Local Authority: Braintree

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view





# Local Life

Feering is a village and civil parish in the Braintree district of Essex. The parish is between Colchester and Witham. The village, which lies at the south-west edge of the parish, is conjoined to the neighbouring village of Kelvedon. Within the parish are the hamlets of Stocks Green, Skye Green and Langley Green. Close to A12 road links to Witham and Colchester. Approximately 0.2 miles to Kelvedon Railway Station



Ground Floor



First Floor



