



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

**welcome to**

**Rose Green Cottages, Colchester Road, Chappel**

Delightful three bedroom mid-terraced cottage located in the picturesque village of Chappel. Kitchen/diner with hand built kitchen. Lounge with multi fuel stove. Garden room, south-west facing garden with stunning field views. Driveway for two vehicles.



## Location

Chappel is a village in the borough of Colchester, Essex which sits on the River Colne. It is famous for its Victorian viaduct, which crosses the Colne valley. The village has a pub dating from the 13th century, a parish church, a United Reformed church, a post office and general store, village hall and a railway station, Chappel and Wakes Colne station, which houses the East Anglian Railway Museum. It also has a children's play area which was upgraded in 2007/08 by Chappel Parish Council.

The viaduct currently carries the Marks Tey to Sudbury branch railway (Gainsborough Line), which connects regularly with trains to and from London's Liverpool Street Station.

## Lounge

16' 8" x 11' 6" max ( 5.08m x 3.51m max )  
Front door into. Double glazed window to front. Exposed red brick chimney, tied hearth with multi fuel stove. Laminate flooring and in built cupboards.

## Kitchen / Diner

15' 1" x 10' 7" ( 4.60m x 3.23m )  
Butler sink with adjoining wooden surfaces, tiled splashbacks and wood panelled. Under cupboards, drawers and matching base units all handmade. Space and plumbing for washing machine, fridge, electric cooker with extractor over. Slim line dishwasher. Tiled flooring, radiator and stairs rising to first floor.

## Garden Room

9' 6" x 7' 1" ( 2.90m x 2.16m )  
Windows and doors to rear. Laminate flooring.

## Ground Floor Bathroom

Partially tiled three piece suite. Low level w/c, pedestal wash hand basin, bath with shower over, heated towel rail, tiled flooring and window to rear.

## First Floor

### Landing

Radiator and storage cupboards.

### Bedroom One

12' 4" x 9' 7" max ( 3.76m x 2.92m max )  
Vaulted ceiling, exposed beams, two sets of built in wardrobes, radiator and airing cupboard. Window to front.

### Bedroom Two

12' 2" x 5' 5" ( 3.71m x 1.65m )  
Window to rear with superb views, radiator and built in storage cupboard.

### Bedroom Three

8' 8" x 4' 9" ( 2.64m x 1.45m )  
Window to rear and radiator.

## Exterior

### Front Garden

Driveway offering off road parking for two vehicles. Two steps down to lawned garden and brick borders.

### Rear Garden

Decking down into lawn, stepping stones to shed. Enclosed by wall and fencing. South west facing.



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## Rose Green Cottages Colchester Road, Chappel

- Mid-terraced cottage
- Three bedrooms
- Lounge with multi fuel stove & garden room
- Kitchen/diner
- Three piece bathroom

Tenure: Freehold EPC Rating: E

offers in excess of

**£315,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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