



**Cherry Tree House, Church Road, Kelvedon CO5 9AS**



**welcome to**

## **Cherry Tree House Church Road, Kelvedon**

- Apartment
- First floor
- One bedroom
- Kitchen
- Lounge

**Tenure:** Leasehold **EPC Rating:** D

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Nov 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,000

### **Location**

The popular village of Kelvedon is situated between Colchester and Chelmsford, off the A12 trunk road and is approximately 4 miles to Witham and 3 Miles to Coggeshall. Kelvedon mainline railway station has frequent services to London Liverpool Street ( 50 minute journey).

From the 1880's Kelvedon has been famous for its seed industry (Kings Seeds).

The high street boasts a wealth of listed buildings as well as shops, public houses, restaurants and amenities. Prested Hall in nearby Feering village is a country hotel, spa and health club.

Kelvedon also has an excellent primary school (St Marys), with the local secondary school found in the nearby village of Coggeshall, known as Honywood School.

### **Entrance Hall**

Cupboard housing boiler and loft access. Phone entry system. Electric heater.

### **Lounge**

13' 3" x 9' 9" ( 4.04m x 2.97m )  
Double glazed box bay window to front. with window seat and storage. Electric heater.

### **Kitchen**

10' 1" x 5' 9" ( 3.07m x 1.75m )  
Double glazed window to side. Fitted kitchen with a range of wall and base units with worksurface incorporating sink and drainer. Space for fridge /freezer. Integral oven, hob and extractor over. Wall mounted electric heater.

### **Bedroom**

10' 6" x 7' 10" ( 3.20m x 2.39m )  
Double glazed box bay window to front. Electric heater,

### **Bathroom**

Pedestal wash hand basin, w.c, panel enclosed bath with shower over and shower screen. Electric heater.

### **Exterior**

### **Resident Parking**

### **Communal Garden**



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#### **Property Ref:**

CGS105540 - 0003

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