



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



**welcome to**

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

- First floor apartment
- Two bedrooms
- Lounge / diner
- Kitchen
- Shower room

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1677.91

Ground Rent: Ask Agent

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.

guide price

**£175,000 - £180,000**

### **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**

With doors to :-

### **Lounge /Diner**

11' 5" x 11' 1" ( 3.48m x 3.38m )  
Double glazed window to front.

### **Kitchen**

11' x 5' 9" ( 3.35m x 1.75m )  
Double glazed window to side. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Built in oven, hob and extractor over. Space for fridge/freezer and washing machine.

### **Bedroom One**

11' 7" x 10' 6" ( 3.53m x 3.20m )  
Double glazes window to front.

### **Bedroom Two**

8' 4" x 5' 2" ( 2.54m x 1.57m )  
Double glazed window to front.

### **Shower Room**

7' 5" x 4' 10" ( 2.26m x 1.47m )  
Walk in double shower cubicle, Vanity wash hand basin with mirrored cupboard over. WC.

### **Allocated Parking Space**



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**Property Ref:**

CGS105520 - 0004

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