



**Lavender Crescent, Feering CO5 9GJ**



**welcome to**

**Lavender Crescent, Feering**

**\*\* GUIDE PRICE £400,000 - £425,000 \*\*** Built in 2022 and situated in the picturesque village of Feering is this stunning three bedroom semi-detached house. With a beautifully presented modern kitchen/diner, media wall in lounge, ensuite to main bedroom and off road parking for two cars.



## Semi-Detached House

### Ground Floor

#### Cloakroom

5' x 3' 1" ( 1.52m x 0.94m )

#### Lounge

16' 2" x 10' 6" ( 4.93m x 3.20m )

#### Kitchen

16' 2" x 10' 6" ( 4.93m x 3.20m )

### First Floor

#### Bedroom One

11' 6" MAX x 10' 5" ( 3.51m MAX x 3.17m )

#### Ensuite

10' 6" x 4' 1" ( 3.20m x 1.24m )

#### Bedroom Two

10' 5" MAX x 8' ( 3.17m MAX x 2.44m )

#### Bedroom Three

10' 8" x 7' 6" MAX ( 3.25m x 2.29m MAX )

#### Bathroom

6' 3" x 6' 5" ( 1.91m x 1.96m )

#### Agents Note:

Please note there is an annual service charge of approximately £150 per annum.



***view this property online*** [williamhbrown.co.uk/Property/CGS105634](http://williamhbrown.co.uk/Property/CGS105634)



welcome to

## Lavender Crescent, Feering

- Beautifully presented Modern kitchen/diner
- Off road parking for two
- EPC - B
- Ensuite to main bedroom
- Media wall in Lounge

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

**£400,000 - £425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CGS105634](https://www.williamhbrown.co.uk/Property/CGS105634)



Property Ref:  
CGS105634 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01376 561204**



[Coggeshall@williamhbrown.co.uk](mailto:Coggeshall@williamhbrown.co.uk)



2 Market Hill, Coggeshall, COLCHESTER, Essex,  
CO6 1TS



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**