

**Clover Avenue, Feering CO5 9GF** 

# welcome to

# **Clover Avenue, Feering**

Beautifully presented three bedroom family home located in the sought after village of Feering with its excellent commuter links into London Liverpool Street. Lounge, Kitchen/diner, utility and downstairs cloakroom. Bathroom and ensuite on first floor. Driveway offering off road parking.













#### Location

The popular village of Feering is located between Chelmsford & Colchester, off the A12 trunk road and is approximately 5 miles to Witham and 3 miles to Coggeshall.

Feering has the benefit of being within the proximity of the mainline station at Kelvedon, having frequent services to London Liverpool St (50 minute journey time). Kelvedon also provides a variety of shops, restaurant, public houses, GP Surgery and Dentist. Major shopping centres at the afore said towns of Colchester & Chelmsford, Braintree Village Outlet and Stanway Tollgate Retail Park. Feering has an excellent primary school, with the local secondary school found in the nearby village of Coggeshall, known as Honywood School.

#### **Entrance Hall**

Entrance door to front. Stairs rising to first floor. Door into :-

## Lounge

16' x 12' 2" ( 4.88m x 3.71m ) Double glazed window to front. Understairs cupboard. Door into :-

## Kitchen / Diner

12' 4" x 11' 9" ( 3.76m x 3.58m )

Double glazed French doors to rear with matching side panels. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Built in oven, hob and extractor over. Integral fridge/freezer and dishwasher. Open access into:

# **Utility Area**

Floor and base unit with worksurface. Space and plumbing for washing machine.

## Cloakroom

Hand wash basin and wc.

#### **First Floor**

## Landing

Doors to :-

#### **Bedroom One**

13' 1" x 8' 9" ( 3.99m x 2.67m ) Double glazed window to front.

#### **Bedroom Two**

11' 9"  $\times$  10' 8" (  $3.58m \times 3.25m$  ) Double glazed window to rear. Fitted wardrobes.

#### **Bedroom Three**

12' 4" x 6' 9" ( 3.76m x 2.06m )
Double glazed window to front. Built in cupboard.

#### **Ensuite**

 $8^{\circ}$  5" x 6' 2" ( 2.57m x 1.88m ) Double glazed window to rear. Double sized shower cubicle, wash hand basin and wc.

#### **Bathroom**

7' 5" x 6' 2" ( 2.26m x 1.88m ) Double glazed window to side. Panel enclosed bath, vanity wash hand basin and wc.

#### **Exterior**

#### Front

Railings to front. Path to front door. Shrub border. Driveway to side of property.

#### Rear Garden

Side access gate. Commencing with a paved patio area leading onto a lawned area and further patio area to rear. Enclosed by panel fencing.





# welcome to

# **Clover Avenue, Feering**

- Semi detached
- Three bedrooms
- Bathroom and ensuite
- Kitchen / diner
- Lounge

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£375,000







Map data @2025

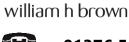
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105636



Property Ref: CGS105636 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





01376 561204



Coggeshall@williamhbrown.co.uk



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



williamhbrown.co.uk

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.