



**High Street, Kelvedon CO5 9JD**

**welcome to**

## **High Street, Kelvedon**

\* Guide Price £280,000 - £290,000 \*\* Charming Grade II Listed semi detached cottage. Excellent commuter links into London Liverpool Street. Wealth of character features. Two bedrooms, bathroom, lounge & kitchen. Stunning enclosed rear garden. Permit parking available to rear.



## **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**

Entrance door to side. Stairs rising to first floor. Understairs storage cupboard housing boiler.

## **Lounge**

12' 1" x 11' 8" ( 3.68m x 3.56m )

Secondary glazed sash window to front . Feature fireplace, radiator and storage cupboard. Exposed timbers.

## **Kitchen**

9' 4" x 9' 4" ( 2.84m x 2.84m )

Single glazed window to rear. Two single glazed windows to side. Door into rear garden. Fitted kitchen with a range of base units with worksurfaces incorporating sink and drainer unit. Oven, hob and extractor over. Fridge. Exposed beams, spotlighting and radiator.

## **Bathroom**

Panel closed bath with shower over and shower screen. Pedestal wash hand basin and wc. Heated towel rail.

## **First Floor**

### **Landing**

#### **Bedroom One**

12' 1" x 11' 5" ( 3.68m x 3.48m )

Single glazed window to front with secondary glazing. Feature fireplace and exposed beams. Radiator.

#### **Bedroom Two**

10' 5" x 9' 4" ( 3.17m x 2.84m )

Single glazed window to rear and radiator. exposed beams.

### **Exterior**

#### **Front**

Access to side of property. Access gate into rear garden.

#### **Rear Garden**

Stunning enclosed rear garden. Commencing with a paved patio area leading onto lawned area. Mature flower and shrub bedding. Summerhouse with electrics and flooring installed, ideal for use as an office space. Additional storage shed with plumbing installed for a washing machine, tumble dryer and fridge / freezer.

#### **Parking**

Vendor has paid 6 months up front on their leased parking space in the car park at Bellingham Drive. It costs £220+VAT per year for the space.



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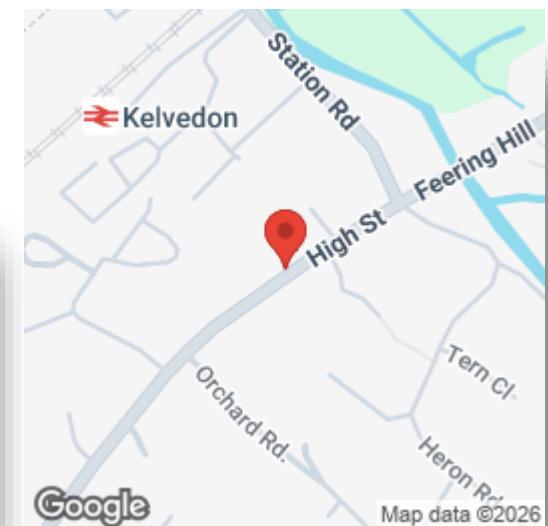
- Grade II listed
- Semi detached cottage
- Two bedrooms
- Lounge
- Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£280,000 - £290,000**



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