



## 2 bedroom End Terraced House located in Feering.

Guide Price  
£325,000 - £335,000

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# Lavender Crescent Feering Colchester CO5 9GJ

## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £325,000-£335,000\*\*\*

A well- presented and thoughtfully laid out two- bedroom, two- bathroom end- of- terrace home, Lavender Crescent is situated in a sought- after residential location in Feering and benefits from off- road parking for two vehicles, including an electric vehicle charging point, and an enclosed rear garden.

### OVERVIEW

The property opens into an entrance hall with stairs rising to the first floor and leads into a bright lounge measuring approximately 13'6" x 12'3" (4.11m x 3.73m), featuring an understairs storage cupboard.

To the rear, the modern kitchen/diner measures about 10'6" x 12'1" (3.20m x 3.68m) and is well equipped with a stainless- steel one- and- a- half bowl sink unit, a range of matching base and eye- level cupboards, work surfaces, and integrated appliances including a fridge freezer, dishwasher, oven, hob and extractor fan. Adjacent to the kitchen is a useful utility room measuring 5'5" x 3'5" (1.65m x 1.04m) with additional work surfaces, space for a washing machine and a wall- mounted gas boiler, along with a ground floor cloakroom fitted with a low- level WC and wash basin.

To the first floor, the landing provides access to the loft and an airing cupboard. The principal bedroom measures approximately 13'0" x 9'3" (3.96m x 2.82m) and benefits from an en- suite

shower room comprising a double shower, low- level WC, wash basin, chrome heated towel rail and extractor fan.

Bedroom two is a generous size at around 15'8" x 8'0" (4.78m x 2.44m) and includes a built- in storage cupboard. The family bathroom is fitted with a white suite including a panelled bath, low- level WC, wash basin, chrome heated towel rail and extractor fan.

### STEP OUTSIDE

Outside, the enclosed rear garden is laid mainly with Astroturf for ease of maintenance, complemented by a patio seating area and enclosed by fencing, making it ideal for outdoor dining and relaxation.

### THE LOCATION

Feering is a well- regarded north Essex village combining a strong community feel with excellent connectivity. The village offers a range of local amenities and countryside surroundings, while nearby Kelvedon railway station provides direct services to London Liverpool Street and the A12 offers easy access to Colchester, Chelmsford and the wider region.



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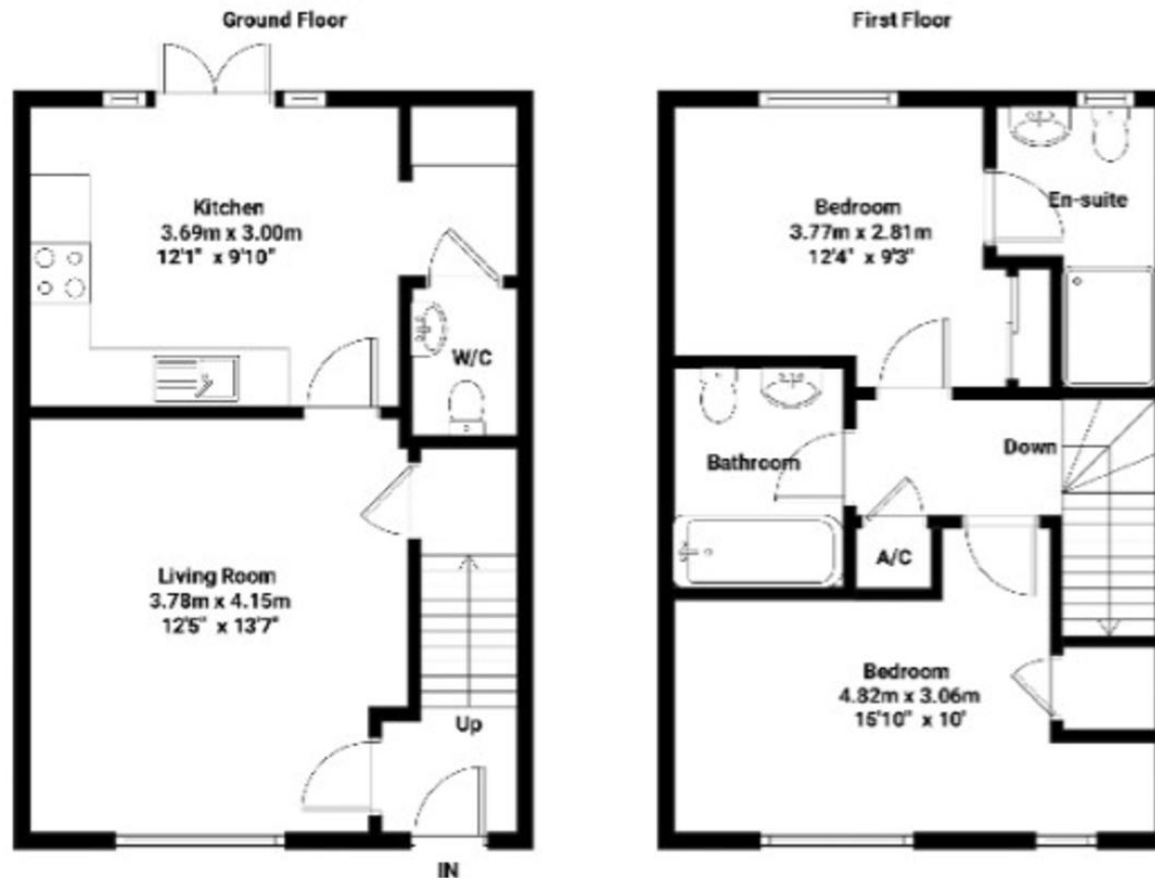
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## FLOORPLAN



**TOTAL APPROXIMATE FLOOR AREA:**  
719.2 sq ft (66.81 sq mt)

## DIRECTIONS

### CONTACT

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