



NP NICHOLAS
PERCIVAL

For Sale. 2 The Murrells
Heath Road, Fordham, Colchester, CO3 9TW

Incorporating **BS** BIRCHALL
STEEL



2 The Murrells, Heath Road, Fordham, Colchester, CO3 9TW

A charming three-bedroom semi-detached home enjoying an enviable rural setting, with open farmland to both the front and rear, a generous south-facing front garden, detached garage and parking for three cars. Offering an excellent opportunity for a first-time buyer, the property has been thoughtfully updated by the current owners to include UPVC double-glazed windows and a contemporary fitted kitchen, whilst also offering scope, subject to planning, to extend and further improve the property to create a home entirely to your own taste.

Perhaps the property's greatest attraction is its setting. With expansive farm fields stretching away from both the front and rear, there is a wonderful sense of space and a distinctly rural feel, yet Stanway's retail park and the A12 are only a few minutes' drive away. The result is a home that offers the best of both worlds — peaceful countryside on the doorstep without feeling isolated from everyday amenities and transport links.



The Property

2 The Murrells is approached via a side entrance which opens into a useful porch, providing an ideal space for coats and shoes before entering the main hallway. The entrance hall has stairs rising to the first floor, doors leading to the lounge, kitchen and family bathroom, together with a useful full-height storage cupboard.

The lounge is positioned at the front of the property, overlooking a quiet south-facing garden. A chimney breast houses a cosy gas fire, creating a welcoming focal point to the room. The outlook and surrounding countryside provide a lovely backdrop, with the garden attracting an abundance of birds and wildlife.

The contemporary kitchen has been fitted by the current owners in a white cottage-style design, with a ceramic sink adding a more traditional feel. Integrated appliances include a Bosch double oven, Bosch induction hob and extractor hood, whilst there is further space for an under-counter fridge, freezer, washing machine and slimline dishwasher. The kitchen window enjoys a wonderful outlook across the adjoining farm fields.

The family bathroom is well proportioned and fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

To the first floor are three bedrooms. The principal bedroom is positioned to the front and benefits from a built-in storage cupboard, whilst bedrooms two and three overlook the rear garden and adjoining countryside.

These rooms would make ideal children's bedrooms, guest accommodation or home office space.

The loft is boarded, providing useful additional storage

The property benefits from traditional gas-fired central heating via radiators, together with a hot water cylinder and immersion heater. Fibre-to-the-door broadband is also available, making the property suitable for those working from home.

Outside

The property enjoys a particularly generous south-facing front garden, predominantly laid to lawn with established shrubs and a gravel driveway providing parking for up to three vehicles. The driveway leads to the detached single garage, which has power and lighting connected and offers useful workshop space.

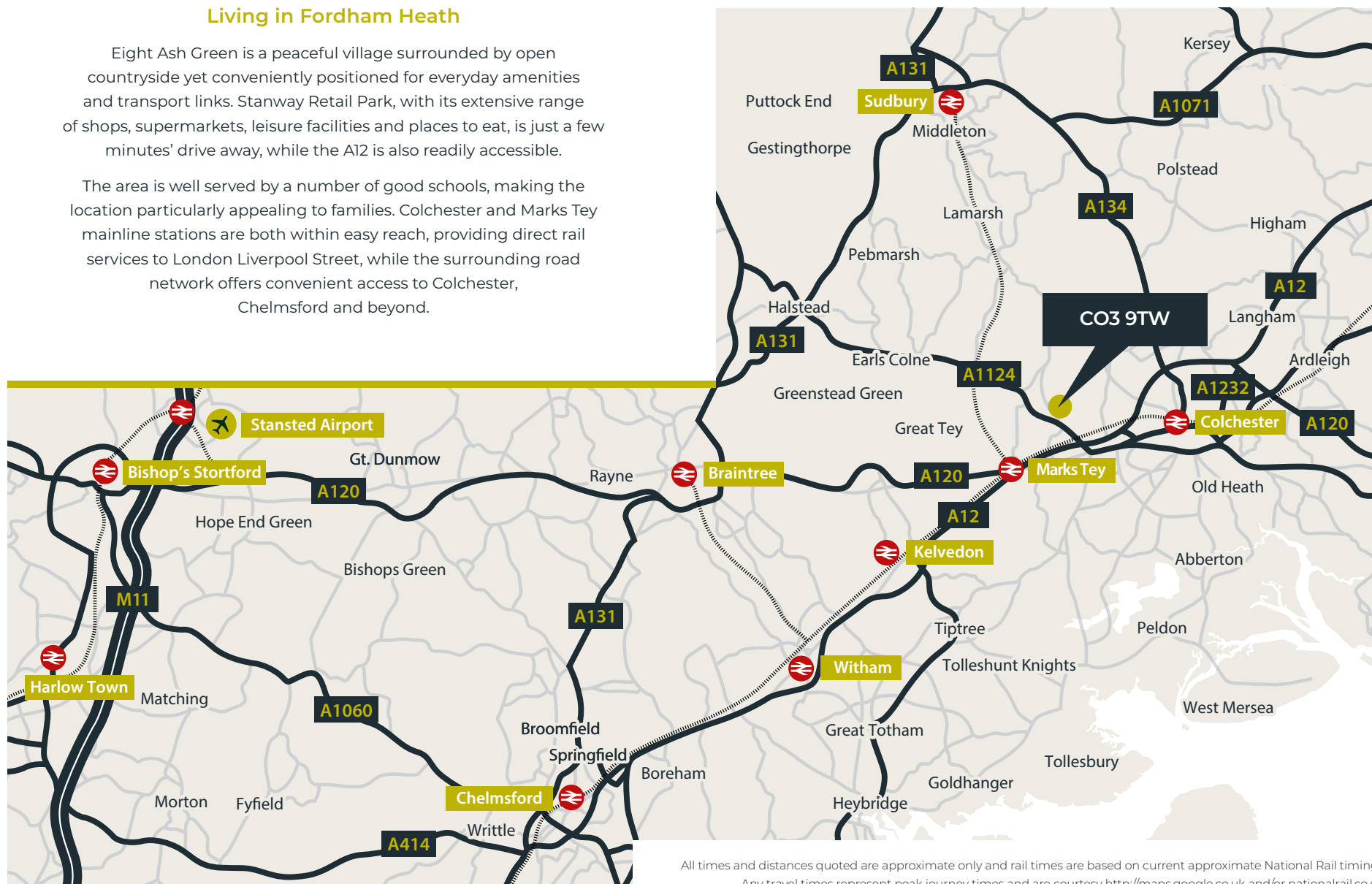
A side gate provides access to the rear garden, which is again generously proportioned and predominantly laid to lawn with views to the open farmland beyond. A small vegetable plot provides the opportunity for keen gardeners to grow their own produce, whilst a greenhouse and shed will remain.

The outside space has a wonderfully open and peaceful character that is increasingly difficult to find in properties close to local amenities.

Living in Fordham Heath

Eight Ash Green is a peaceful village surrounded by open countryside yet conveniently positioned for everyday amenities and transport links. Stanway Retail Park, with its extensive range of shops, supermarkets, leisure facilities and places to eat, is just a few minutes' drive away, while the A12 is also readily accessible.

The area is well served by a number of good schools, making the location particularly appealing to families. Colchester and Marks Tey mainline stations are both within easy reach, providing direct rail services to London Liverpool Street, while the surrounding road network offers convenient access to Colchester, Chelmsford and beyond.



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk





Agents Notes

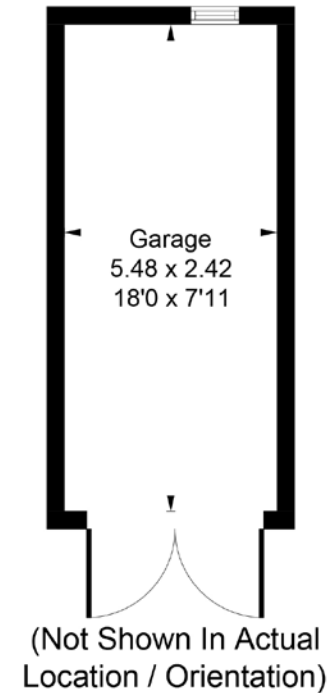
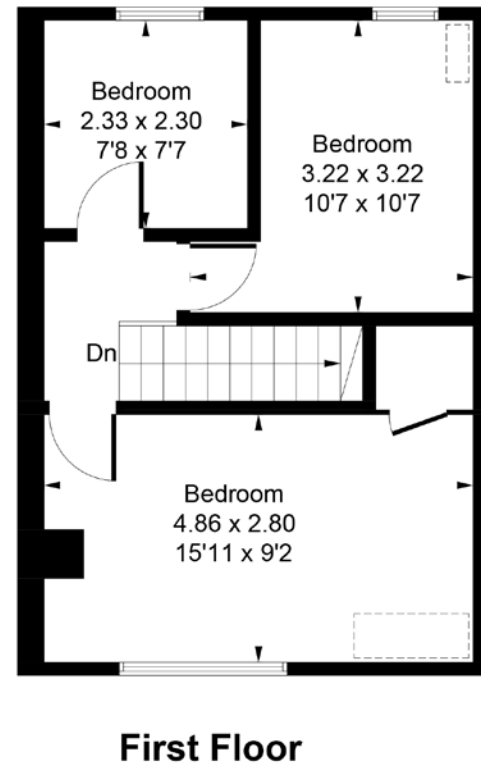
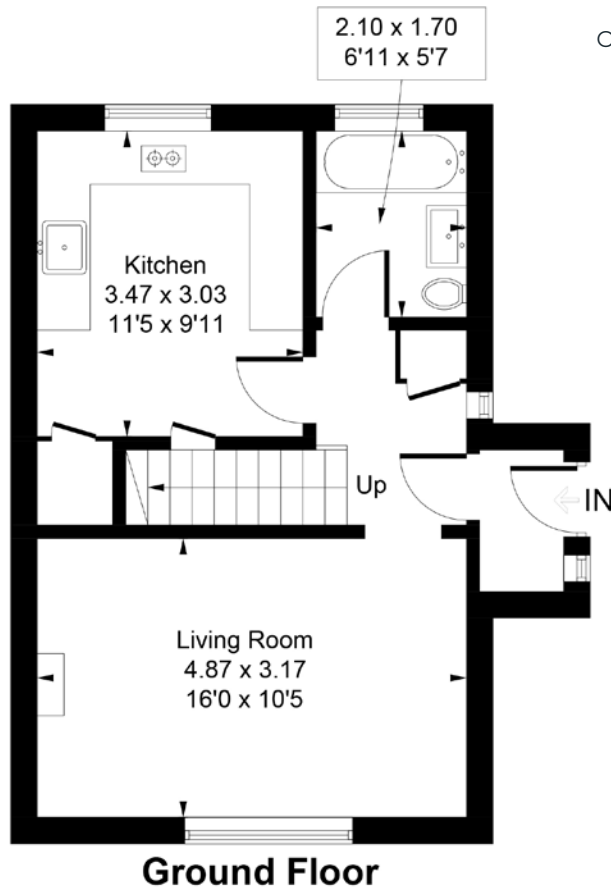
Tenure Freehold | Gas Central Heating | EPC Awaited | Council Tax Band C

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.



Approximate Gross Internal Area = 803 sq ft / 74.6 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 945 sq ft / 87.8 sq m



= Reduced headroom below 1.5m / 5'0



Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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