



New Road, Colchester, CO5 9JW
Offers in excess of £350,000



New Road, Colchester, CO5 9JW

Offers in excess of £350,000



Some More Information

From the entrance door you enter the entrance hall where stairs rise to the first floor and doors give access to the sitting room and lounge dining room. The sitting room has a bay window to the front elevation, along with a feature fireplace including period style timber surround. The lounge dining room has a window to the side elevation, central fireplace with inset multi fuel burner and an opening leads into the kitchen. The kitchen is fitted with a range of eye and base level cupboards and drawers in with spaces for appliances including the American fridge freezer, washing machine and tumble dryer along with slimline dishwasher and electric oven. A single door leads from the kitchen to the rear garden.

To the first floor there are two bedrooms, with the principle room have a window to the front elevation, and over stairs wardrobe, whilst bedroom two has a window to the rear and a fitted airing cupboard containing the domestic hot water cylinder. Completing the first floor accommodation is the family bathroom comprising panel enclosed bath with shower over and glazed shower screen, low level W.C. and vanity wash hand basin.

Externally

To the front of the property the expansive block paved driveway provides off street parking for up to four vehicles and gated access leads to the side and around to the rear. To the immediate rear of the property there is a paved terrace in a grey Indian sandstone style paving which gives way to an area of lawn with central concrete slabbed pathway flanked to either side by areas of lawn and leads to a second paved terrace and timber constructed shed. Gated rear access leads to the rear where a sloping path leads out to Church Road and a large open greensward area.

Location

Kelvedon is ideally positioned between Chelmsford and Colchester offering an excellent range of amenities including independent shops, cafés, restaurants, public houses and a library, with highly respected primary and secondary schools nearby, as well as convenient access to a number of renowned grammar and independent schools.

Kelvedon railway station is within easy walking distance and provides direct services to London Liverpool Street in approximately 50 minutes. The nearby A12 offers convenient road links to Chelmsford, Colchester, the M25 and London beyond.

Entrance Hall

Sitting Room

11'8" x 10'10" (3.56m x 3.30m)

Lounge / Dining Room

16'4" x 12'3" (4.98m x 3.73m)

Kitchen

14'5" x 8'0" (4.39m x 2.44m)

Bedroom One

13'3" x 10'0" (4.04m x 3.05m)

Bedroom Two

12'3" x 10'3" (3.73m x 3.12m)

Bathroom

7'9" x 6'1" (2.36m x 1.85m)

Services

Council Tax Band - C

Local Authority - Braintree District Council

Tenure - Freehold

EPC - TBC

Planning Applications in the Immediate Locality - Speak with selling agents

Construction Type - We understand the property to be of a solid brick construction and cavity wall rear extension.

Accessibility Notice - The property does not have step free access.

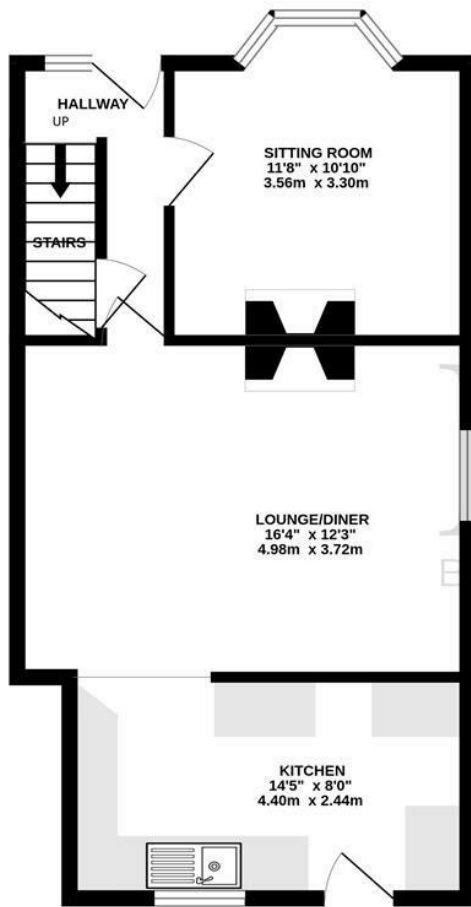
Broadband Availability - Ultra-fast Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) – August 2026.

Mobile Coverage - It is understood that the mobile phone service is available from EE, O2, Three and Vodafone (details obtained from Ofcom Mobile Checker) - August 2026.

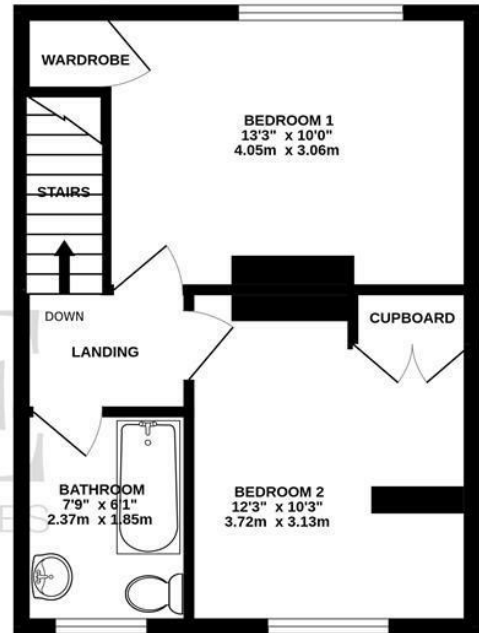
Flooding from Surface Water – Low Risk
Flooding from Rivers and Sea - Low Risk
Flooding from Reservoirs Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area
(details obtained from gov.uk long term flood risk search) - August 2026



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.

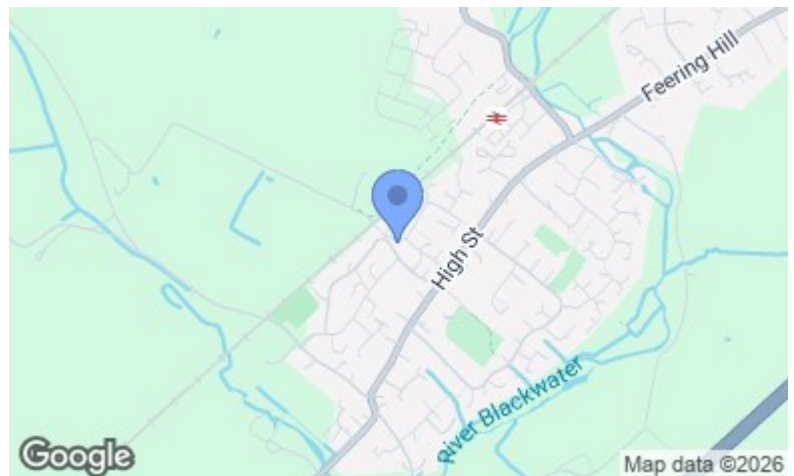


TOTAL FLOOR AREA: 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.