

oakheart

£600,000

Guide Price

Chapel Road, Fingringhoe, Colchester



GUIDE PRICE £600,000 - £650,000.

WHERE COUNTRYSIDE CALM MEETS EVERYDAY COMFORT

A short walk to the village centre, this home is situated in the peaceful, pretty and friendly village of Fingringhoe, just under 5 miles to the south-east of Colchester City centre in the Roman River Valley on the banks of the River Colne.

A charming and attractive cottage style detached home, maintained to a very high standard. Four double bedrooms, one of which is on the ground floor and, a ground floor bathroom and first floor shower room. Two reception rooms, spacious modern kitchen/diner with separate utility and conservatory.

Approximately 135 foot south-east facing garden, ideal for children to expel energy and play safely or a variety of landscaping options. At the bottom is a large outbuilding that could be used a hobby room or office. Off street parking for multiple vehicles and single garage A home that's perfect for family living, whether you're raising children or welcoming children and grandchildren for visits or even just the occasional guests.

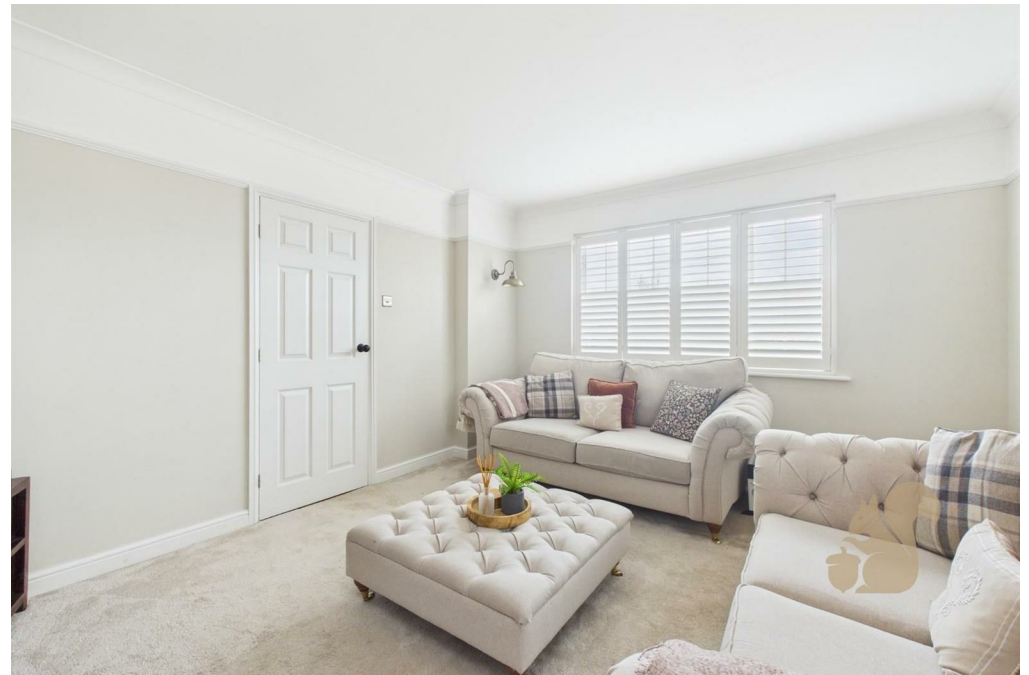
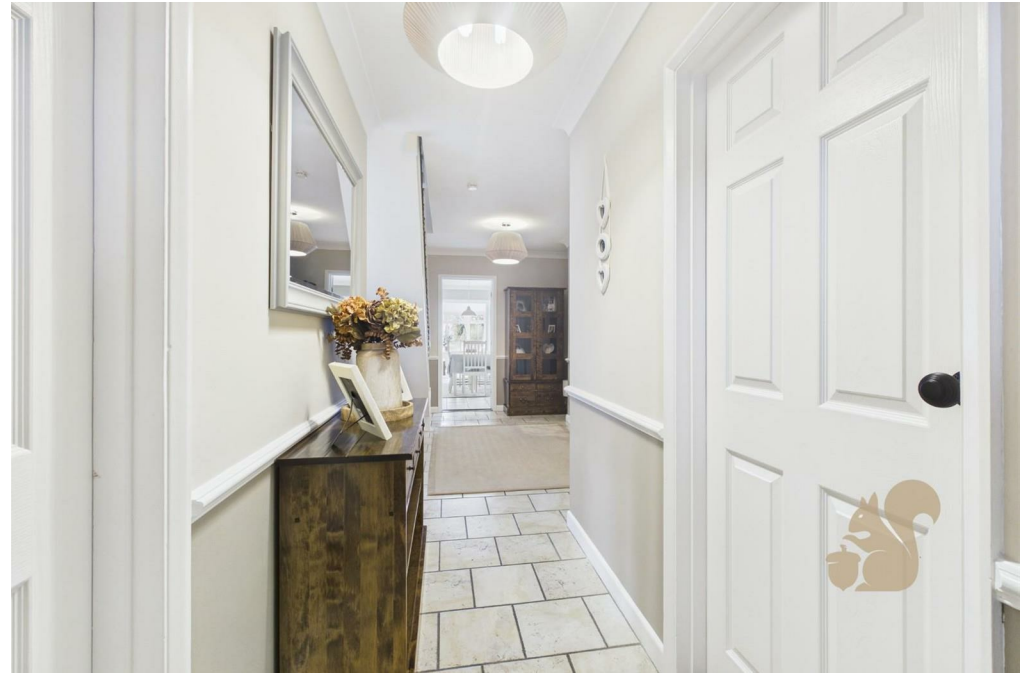
Benefitting from open fields and farmland to the front and rear.

Approximately 2,000 sq ft of accommodation, including the sunroom/conservatory and garage.

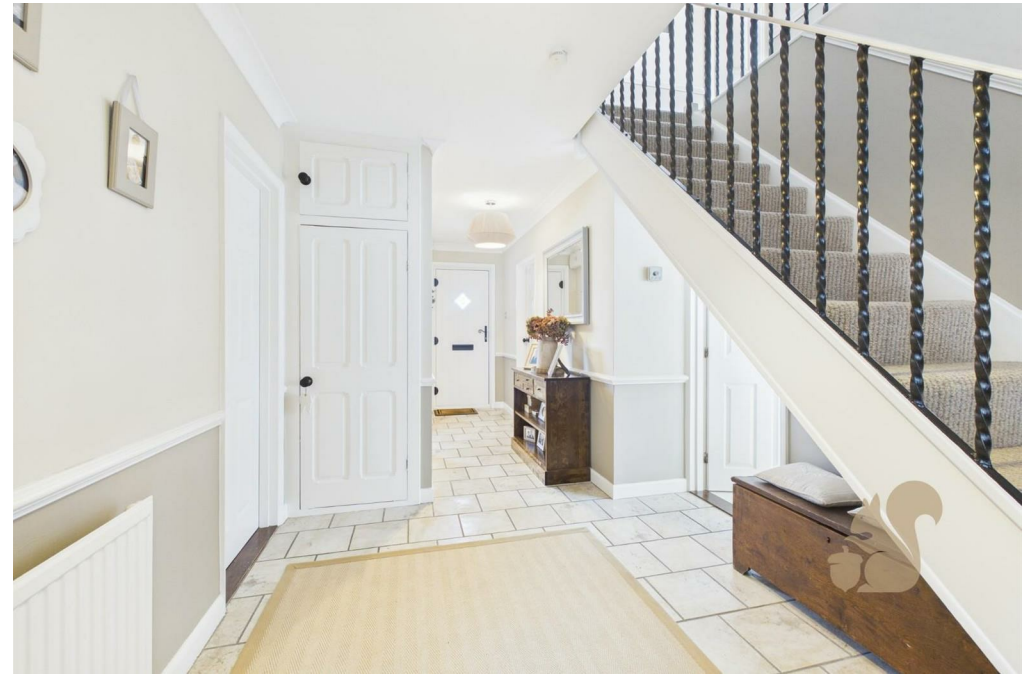
On arrival you can't fully appreciate that this quaint country house hides a deceptively and surprising spacious home that you can simply MOVE STRAIGHT IN.



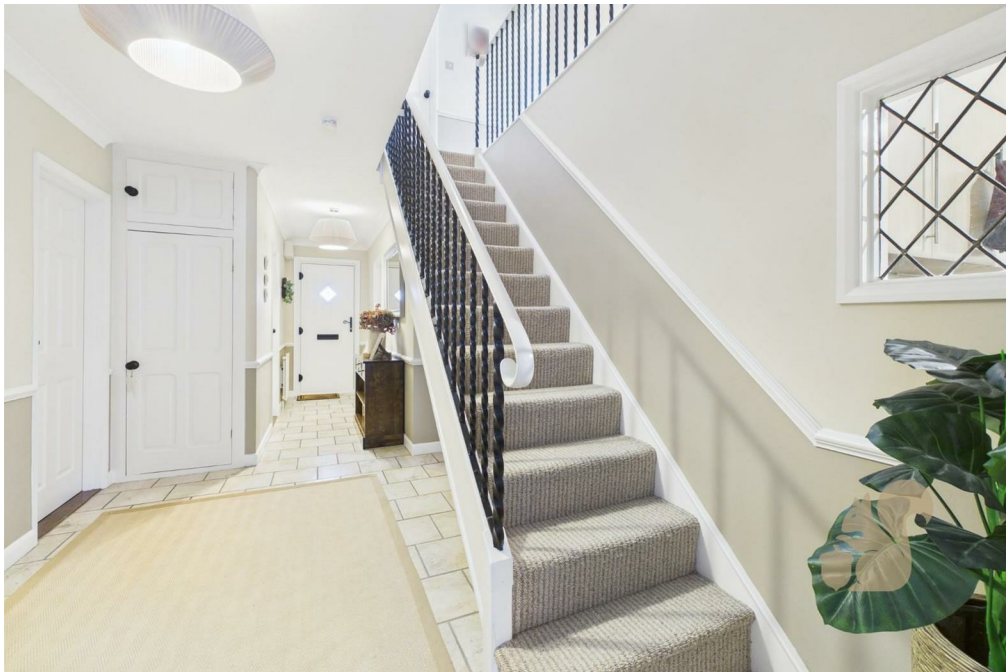




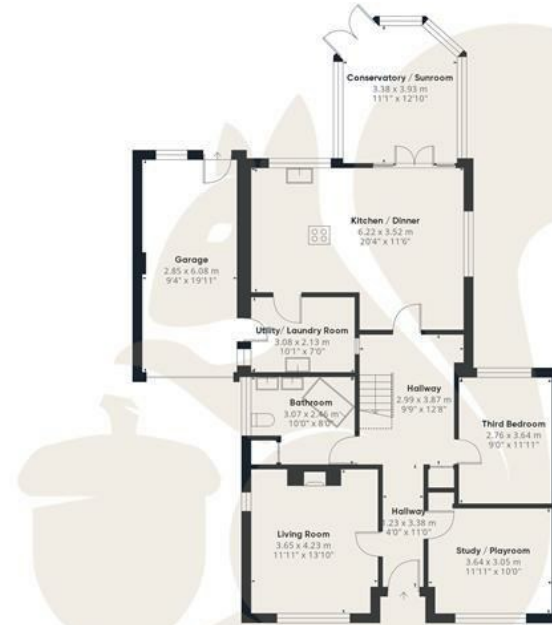












Ground Floor



Floor 1



GLA⁽¹⁾
 124.45 m²
 1339.61 ft²
 Total
 177.85 m²
 1914.4 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft
 Areas with headroom below 1.52 m/5 ft are excluded

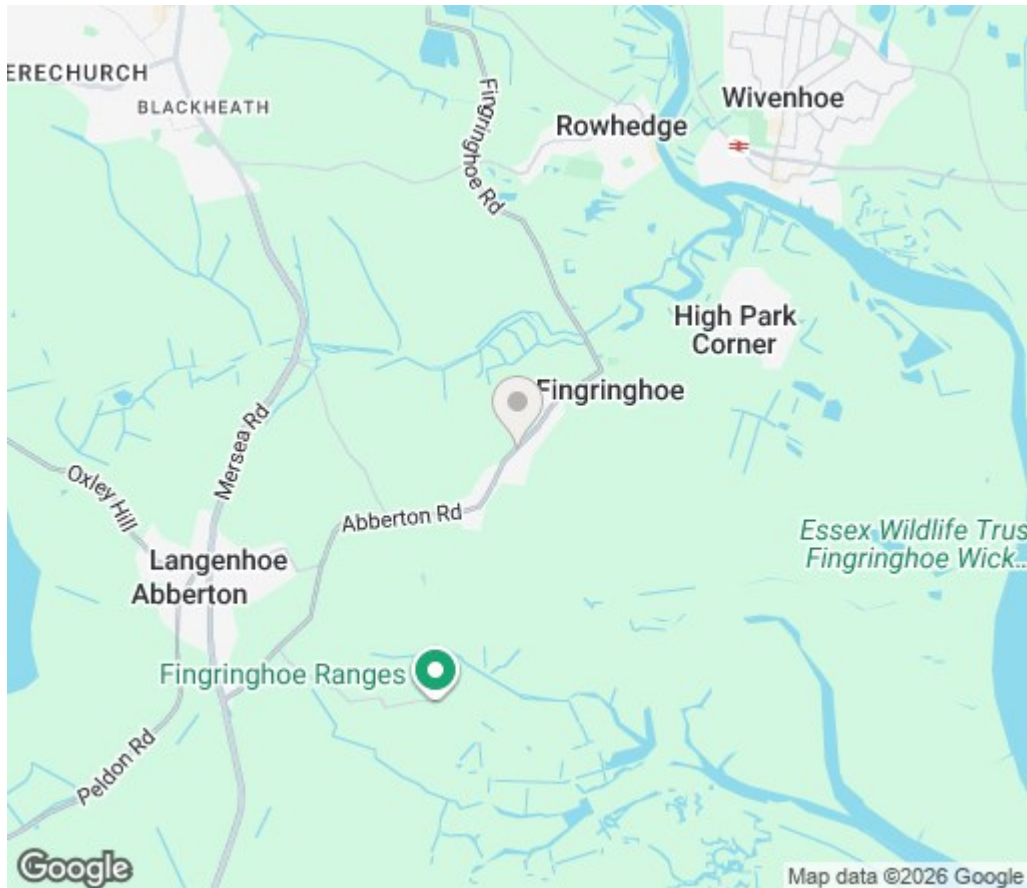
Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360


Local Authority:
Colchester

Tenure:
Freehold

Council Tax Band:
E



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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