

oakheart



£199,750

Asking Price

Spenceley Lane, Kelvedon

Shared Ownership - 47%. Built in 2023 by the highly regarded Cala Homes, this spacious three bedroom semi-detached property offers just under 1,100 sq ft of well-planned accommodation, a generous rear garden and a private side driveway providing parking for two to three vehicles.

Situated on the popular Ayletts Green development in Kelvedon, the home is conveniently positioned for local schools, shops and amenities, as well as Kelvedon Train Station, which provides

direct services into London Liverpool Street.

The ground floor begins with a welcoming entrance hall featuring a useful storage cupboard and access to a downstairs WC. The modern kitchen and dining room offers ample workspace and room for a dining table, while the spacious living room benefits from a further storage cupboard and patio doors opening directly onto the rear garden.

Upstairs, the landing provides another storage cupboard and leads to two generous double bedrooms, a well-proportioned third bedroom and a contemporary family bathroom.

Outside, the good-sized rear garden features a patio seating area, an expanse of lawn and a garden shed. A side gate provides access to the private driveway, which offers off-road parking for approximately two to three vehicles.











oakheart

Local Authority:
Braintree

Tenure:
Leasehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

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.

Oakheart Colchester
01206 803 308
colchester@oakheart.co.uk
2b Cotman Road, Colchester, Essex, CO3 4QJ

oakheart