



NP NICHOLAS
PERCIVAL

For Sale. 12 Church Road
Fordham, Colchester, Essex CO6 3NA

Incorporating **BS** BIRCHALL
STEEL



12 Church Road, Fordham, Colchester, Essex CO6 3NA

Offered with No Onward Chain, and enjoying a generous corner plot, is this three bedroom semi-detached family home located in the popular village of Fordham near the historic city of Colchester.

The Property

A porch welcomes you to the property which opens to the entrance hallway providing access to the sitting room with electric fire and surround. The sitting room is open plan to the kitchen / dining room.

The kitchen offers a four-ring gas hob, integrated oven and accompanying extractor hood. There is also space for a slimline free-standing dishwasher. Ample storage is provided by a good array of cupboards and drawers. The dining area offers views of the garden via patio doors.

Ascending the stairs to the first floor, the principle bedroom is a double to the front, the second double to the rear benefits from built in wardrobes, whilst the third bedroom is a good-sized single.

The family bathroom completes the internal accommodation and is comprised of a bath with mixer hose attachment, an electronic shower over the bath with shower curtain, handbasin set within a vanity unit and wc.

Outside

To the side of the property there is off-road driveway parking for two vehicles and a single garage.

To the rear there is a patio adjacent to the property, whilst the garden is mainly laid to lawn.

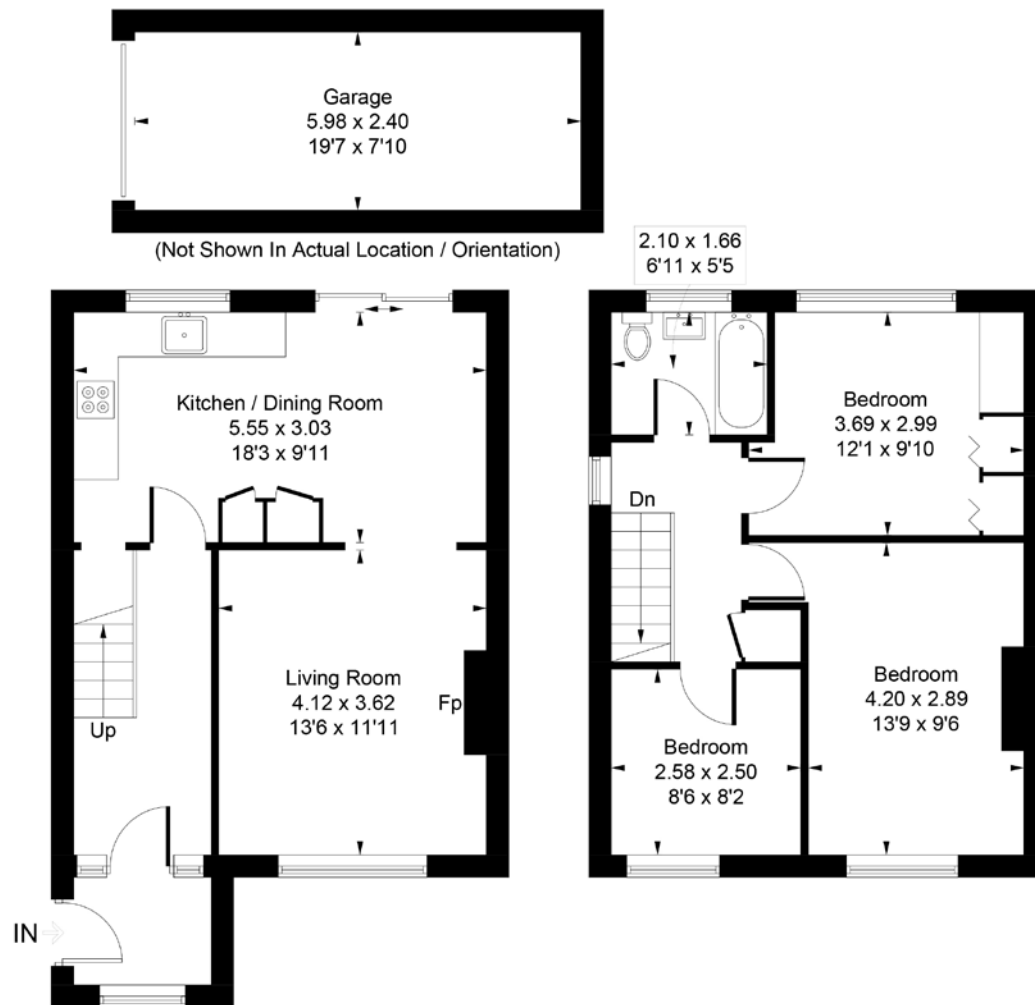






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Approximate Gross Internal Area = 912 sq ft / 84.7 sq m
 Garage = 155 sq ft / 14.4 sq m
 Total = 1067 sq ft / 99.1 sq m

Location

Fordham is a well-regarded village located close to the historic city of Colchester. The village amenities include a well-regarded public house and village primary school, whilst the nearby village of Marks Tey offers a mainline rail connection to London in around 50 minutes. The surrounding countryside and nearby villages offer an abundance of scenic walks.

Colchester is a thriving, city history and surrounded by the beautiful landscapes of the Dedham Vale Area of Outstanding Natural Beauty, which inspired the paintings of John Constable. The city offers an excellent range of amenities as expected of a major regional centre, whether that is for dining, shopping, recreational or leisure pursuits. Colchester also offers excellent secondary school options in both the state and private sectors.

Agents Notes

Section 21 Notice

Pursuant to Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property being sold, is owned by an employee of Nicholas Percival Estate Agents & Chartered Surveyors.

- Tenure Freehold
- Gas Central Heating
- EPC D
- 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.

Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.