



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**London Road**  
Kelvedon, CO5 9AR

**Guide Price £300,000 - £325,000**

EPC Rating 'D'

- Three Bedroom Terraced House
- Parking and Enclosed Garden to Rear
- Conservatory
- Utility Room and Cloakroom







## Property Description

David Martin Estate Agents are delighted to offer for sale this charming three-bedroom terraced house situated in the sought-after village of Kelvedon, which benefits from a mainline railway station to London Liverpool Street and an excellent range of shops, schools, and local amenities. The property comprises an entrance porch, lounge with fireplace, dining room with fireplace and door to the conservatory, conservatory with double doors to the garden, kitchen, utility room with further access to the garden, and a cloakroom. Upstairs there are three bedrooms, including a principal bedroom with fitted wardrobes, and a family bathroom. Externally, the property features an established enclosed rear garden and off-road parking to the front. We highly recommend a viewing of this property to really appreciate all it has to offer.







#### ENTRANCE PORCH

Entrance to the property is made via a part glazed entrance door to front aspect to entrance porch, door to lounge:

#### LOUNGE

14' 6" x 9' 10" (4.42m x 3m) Being well lit by box bay window to front aspect, the room features a redbrick open fireplace (untested), radiator, TV aerial point, door to:

#### INNER HALLWAY

Turning stairs rising to first floor landing with storage cupboards beneath, radiator, door to:



#### DINING ROOM

13' x 10' 6" (3.96m x 3.2m) Being well lit by window to side aspect and fully glazed door to conservatory, feature fireplace, two double radiators, archway connecting to:

#### KITCHEN

8' 10" x 8' 4" (2.69m x 2.54m) L Shape Max Measurement Being fitted with a range of units comprising of a single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards beneath, adjoining worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, plumbing for dishwasher, splash tiling, window to rear aspect.



#### UTILITY ROOM

8' 8" x 5' 5" (2.64m x 1.65m) Being lit by half glazed doors to front and rear aspect, splash tiling, worksurface, plumbing for washing machine, door to:

#### CLOAKROOM

White suite comprising of low flush WC, pedestal wash hand basin, window to rear aspect.

#### CONSERVATORY

11' x 8' (3.35m x 2.44m) Being well lit by windows to rear and side aspect and double doors to rear, electric heater, delightful views onto garden.

#### LANDING

Door to:

#### BEDROOM ONE

11' x 10' 4" (3.35m x 3.15m) Window to rear aspect, fitted wardrobes with hanging rail and shelving, feature cast iron open fireplace.







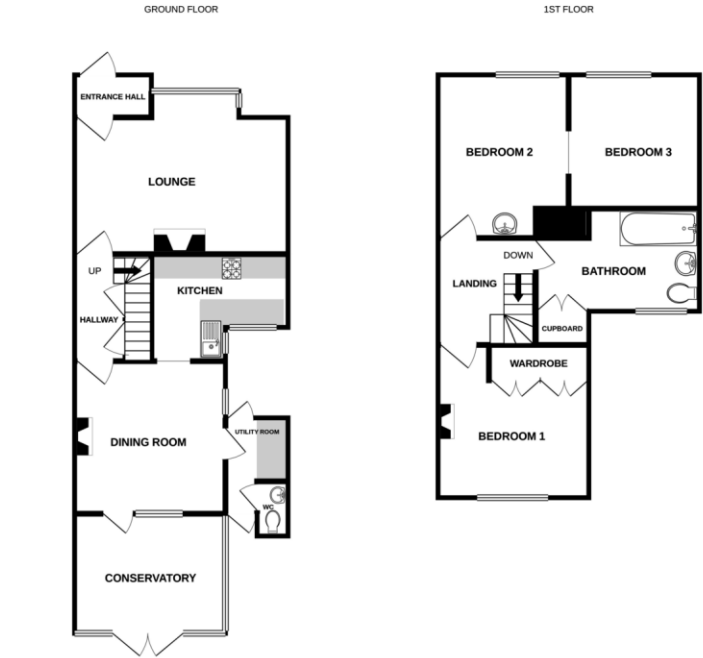
**BEDROOM TWO**  
 10' x 7' 7" (3.05m x 2.31m) Window to front aspect, radiator, wall mounted wash hand basin, archway connecting to:

**BEDROOM THREE**  
 8' 8" x 8' 5" (2.64m x 2.57m) Window to front aspect, radiator.

**FAMILY SHOWER ROOM**  
 10' 6" x 7' 3" (3.2m x 2.21m) White suite comprising of low flush WC, pedestal wash hand basin, double shower cubical, splash tiling, access to loft space, storage cupboard housing gas fired boiler, airing cupboard housing hot water cylinder, window to rear aspect, heated towel rail.

**OUTSIDE**  
 To the front of the property there is block paved driveway providing parking, pedestrian access to rear.

**REAR GARDEN**  
 Well established rear garden being well enclosed by panel fencing with patio to the rear of the property, the garden is laid to lawn with flower beds and shrubs, vegetable plot, wooden storage shed which we understand from vendor is to remain, outside tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



David Martin  
 35a Church Road  
 Tiptree  
 Colchester  
 Essex

www.dmgtiptree.co.uk  
 %office\_emailAddress%  
 01621 815815

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