

The logo for 'oakheart' is positioned in the top right corner of the image. It features the word 'oakheart' in a white, lowercase, sans-serif font. The 'o' is stylized with a heart shape inside it. The background of the entire image is a photograph of a two-story red brick house with white window frames and a white front door. A large tree with green leaves is on the left, and a gravel driveway leads to the house. A wooden fence separates the driveway from the left side of the property.

oakheart

£250,000

Guide Price

Kelvedon Road, Inworth

Guide Price: £250,000 - £260,000.

Step into the rich tapestry of history and modern comfort with this meticulously renovated Grade Two listed two-bedroom cottage on Kelvedon Road, Inworth. Originally built in 1790, the current owner has undertaken a transformative renovation, expertly marrying contemporary living with the enduring charm of historical character features.

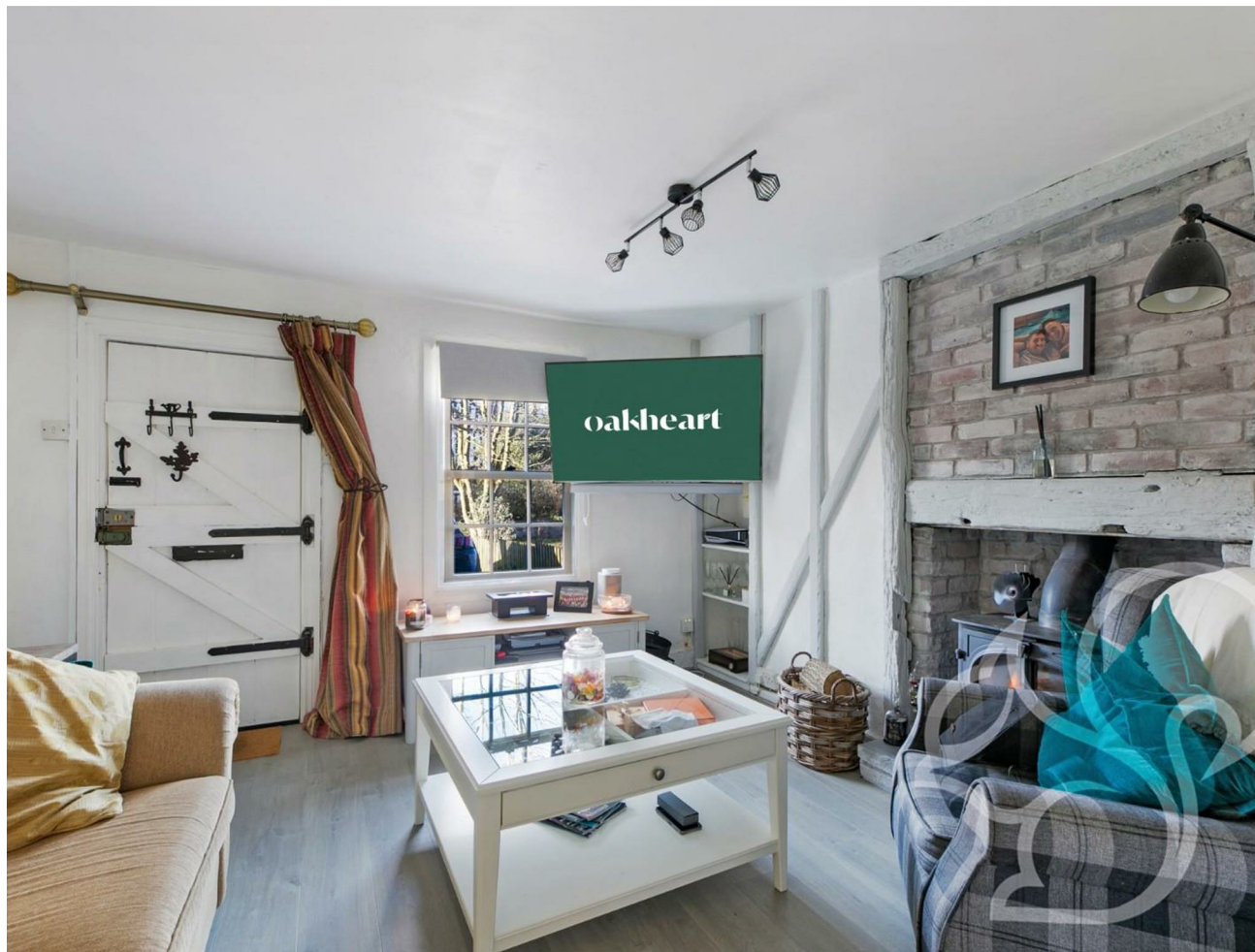
Enter through the front door, where the welcoming lounge invites you with brand-new flooring, an exposed chimney breast boasting a charming log burner, and rustic beams that echo the cottage's timeless appeal. Continuing

through, discover the recently renovated modern kitchen, a culinary haven equipped with integrated appliances. The kitchen seamlessly extends into a wrap-around utility/conservatory area, creating a seamless indoor-outdoor transition with doors leading to the enchanting rear garden. The ground floor also reveals a newly fitted, tastefully designed double shower room, offering a luxurious retreat.

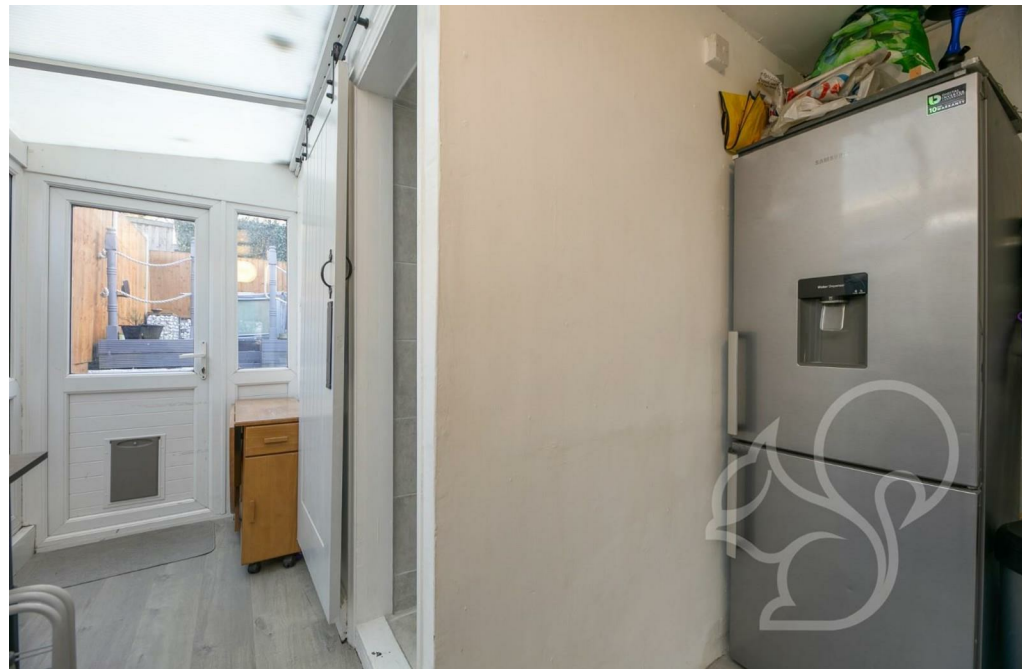
Ascend to the first floor, where the principal bedroom awaits, adorned with recently fitted panelling, a thoughtfully placed storage cupboard, and generous space for wardrobes and chests of drawers. The second bedroom provides versatility and comfort, offering an ideal space for various lifestyle needs.

The exterior of the property is a haven of relaxation. A levelled courtyard, enhanced by recently installed decking, beckons for outdoor gatherings and leisure. The convenience of a driveway, providing ample off-road parking for multiple vehicles, adds a practical touch to this charming abode, ensuring a seamless blend of aesthetics and functionality.

This cottage enjoys a prime location, surrounded by schools, local amenities, and key transport links. The A12 an











Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

B

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	30	37
(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

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