



Percival & COMPANY



Riverbank Cottage, Chappel

A delightful semi-detached cottage offering spacious accommodation and enjoying views across the Colne Valley.

RECEPTION ROOM * SITTING ROOM * KITCHEN * BATHROOM * CONSERVATORY
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * TWO FURTHER BEDROOMS
DRIVEWAY * LARGE GARDEN * EXTERNAL GYM/OFFICE * EPC RATING BAND F

Guide Price: £350,000

CHARTERED SURVEYORS • LAND & ESTATE AGENTS • LETTING & MANAGING AGENTS
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LOCATION

The Village of Chappel benefits from having a Parish Church, post office, village hall, public house, primary school and railway station. All other facilities are available in the nearby towns of Halstead and Colchester which are about 6 & 8 miles respectively. The property is ideally situated for access to the A12, A120 and main line railway stations at Marks Tey, Kelvedon and Colchester.

DESCRIPTION

A delightful semi-detached cottage offering spacious accommodation and enjoying views across the Colne Valley to the rear.

The accommodation comprises:-

RECEPTION ROOM – 11' x 9'5

Entered via a solid front door with UPVC window to side aspect. Coving to ceiling and radiator. Door to:-

INNER LOBBY –

Staircase to first floor off, coving to ceiling and door to:-

BATHROOM –

Fitted with a matching white suite comprising low level wc, pedestal hand wash basin and bath. Half tiled walls, coving to ceiling and radiator. Useful storage cupboard and laminate flooring.

SITTING ROOM – 13' x 11'9

A good sized room with UPVC window to front aspect. Having as its main focal point a brick built feature fireplace with bressummer beam. Wooden flooring, useful built-in storage cupboard and coving to ceiling. Radiator and door to:-

KITCHEN – 13'3 x 8'

Fitted with a matching range of wall and base units with worktops over. Inset 1½ bowl stainless steel sink and drainer with mixer tap over. Built-in electric oven and hob with extractor hood. Space for fridge/freezer and washing machine. Tiling to splashback areas and opening to:-

CONSERVATORY – 19'7 x 10'2

A useful additional room with UPVC windows to rear and side aspect and patio doors to garden. Tiled flooring and radiator.

FIRST FLOOR

LANDING –

With window to rear aspect, access to loft and radiator. Coving and spotlighting to ceiling.

MASTER BEDROOM – 13'5 x 10'4 max

A good sized room with UPVC window to side aspect, coving to ceiling and radiator. Door to:-

EN-SUITE SHOWER ROOM –

Fitted with a matching white suite comprising low level wc, pedestal hand wash basin and walk in shower cubicle. Fully tiled walls, spotlighting and coving to ceiling. UPVC window to rear aspect and radiator.

BEDROOM TWO – 12' x 12'

Another good sized room with UPVC window to front aspect and built-in wardrobe cupboard housing hot water cylinder. Exposed floorboards, coving to ceiling and radiator.

BEDROOM THREE – 8'3 x 8'

With UPVC window to rear aspect, built-in wardrobe cupboard and coving to ceiling. Laminate flooring and radiator.

OUTSIDE

To the front of the property is a block paved driveway which provides off road parking for two vehicles. Pedestrian side gate to rear garden.

The tranquil large rear garden is attractively landscaped into three areas. The first being a large decked/paved area, ideal for entertaining. This in-turn leads to an area with allotments and path leading to the final section of the garden which has two ponds and an external gym/office. The rear garden also benefits from having established plants and hedging. At the bottom of the garden is a decked seating area which abuts the River Colne. Useful range of storage sheds.

EXTERNAL GYM/OFFICE – 17' x 14'

Currently used as a gym with power and lighting connected.

SERVICES

We understand that the mains services of electricity, water and drainage are connected. Heating is via an oil fired boiler.

COUNCIL TAX BAND – C

**VIEWINGS BY CONFIRMED APPOINTMENT
WITH THE VENDOR'S SOLE AGENTS,
PERCIVAL & COMPANY
01787 223879**

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