



Fairview Cottage Colchester Road, Chappel, COLCHESTER CO6 2AE

welcome to

Fairview Cottage Colchester Road, Chappel, COLCHESTER

Enjoying stunning rear views and set on an impressive plot of approximately 200ft, this attractive three-bedroom semi-detached home offers generous off-road parking and a sought-after setting. An ideal opportunity to secure space, scenery and lifestyle.



Entrance Hall

Stairs rise to the first-floor accommodation, with a useful storage cupboard beneath. Doors provide access to both the living room and the kitchen.

Lounge

15' 11" x 10' 11" (4.85m x 3.33m)

With windows to the front and rear aspects flooding the room with natural light.

Kitchen

15' 11" x 9' 2" (4.85m x 2.79m)

With window to the side aspect. A range of base and wall units, butler sink with mixer taps, ceramic hob with extractor fan, built in oven, space for appliances. Leads through to family bathroom & conservatory.

Bathroom

10' 11" x 5' 3" (3.33m x 1.60m)

Featuring a window to the rear aspect, the suite comprises a bath with shower over, a vanity wash hand basin, and a low-level WC.

Sunroom

With windows to all aspects, providing attractive countryside views.

Landing

Featuring a window to the rear aspect, with doors leading to all bedrooms.

Bedroom One

14' 4" x 7' 7" (4.37m x 2.31m)

With a window to the rear aspect providing open countryside views. Door to:

En-Suite

Featuring a window to the front aspect, the suite comprises a shower cubicle, wash hand basin, and WC.

Bedroom Two

9' 2" x 8' 2" (2.79m x 2.49m)

With a window to the front aspect. and fitted wardrobes. Door to:

En Suite

Featuring a window to the front aspect, the suite comprises a shower cubicle, wash hand basin, and WC.

Bedroom Three

8' 2" x 8' 2" (2.49m x 2.49m)

With a window to the rear aspect. providing open countryside views.

Outside

The property enjoys ample off-road parking for several vehicles to the front, while a driveway to the side provides access to the garage. The garden begins with a decked seating area, with steps leading down to the rear garden, which features a range of useful outbuildings. Gated access leads through to the front of the property.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Fairview Cottage Colchester Road, Chappel COLCHESTER

- Stunning Views over Colne Valley
- Three Bedrooms
- Village Location
- Garage & Off Road Parking
- 200 foot plot

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108373 - 0008

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