





A delightful Character COTTAGE - deceptively spacious throughout, with a 17' LOUNGE with BRICK FIREPLACE, impressive 17' DINING AREA that opens through to the country-style kitchen, THREE GOOD-SIZED BEDROOMS (inc. the IMPRESSIVE 17' MASTER BEDROOM), modern bathroom, and courtyard garden. VIEW TODAY!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	71	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers are pleased to offer for sale this DECEPTIVELY SPACIOUS Grade II Listed character cottage with THREE VERY GOOD-SIZED BEDROOMS, and ideally located within walking distance to Kelvedon Train Station. The property offers a spacious 17' LOUNGE with a brick fireplace, IMPRESSIVE 17'9" DINING ROOM that opens through to a generously-sized COUNTRY-STYLE KITCHEN, a modern first-floor bathroom, and sizable bedrooms - which includes an IMPRESSIVE 17' MASTER SUITE. Externally the property offers a courtyard garden with a brick-built shed.

Viewings are very highly recommended to appreciate the size, layout, and the wealth of character features.

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

LOUNGE: (16' 11" x 11' 10")

A spacious lounge with entrance door to front, glazed window to front, two radiators, brick fireplace, storage cupboard, tiled floor, door to dining room.

DINING ROOM: (17' 9" x 8' 4" max)

Stairs to first floor, radiator, tiled floor, opens to kitchen.

KITCHEN: (13' 4" x 9' 8")

Obscure glazed window to rear, country-style fitted kitchen with a range of wall and base units, granite worktops with sink inset, space for range cooker, washing machine and fridge freezer, radiator, door to rear to courtyard garden.

FIRST FLOOR:-

LANDING:

Storage cupboard, doors to all bedrooms and family bathroom.

BEDROOM ONE: (16' 11" x 11' 1")

Glazed window to front, two storage cupboards (one with loft access via hatch), radiator.

BEDROOMTWO:(13' 4" x 9' 10")
Glazed window to rear, radiator.

BEDROOMTHREE: (10' 5" x 6' 7")
Glazed window to front, radiator.

FAMILYBATHROOM:

Modern white suite comprising of; low-level WC, panelled bath with shower over, pedestal wash hand basin, tiled to walls and floor.

EXTERIOR:

To the rear of the property is the small courtyard garden with brick built shed.

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.