



1 IVYDENE, VERNONS ROAD,

CHAPPEL, COLCHESTER, ESSEX, CO6 2DL

**NP** NICHOLAS  
PERCIVAL

Offered with no onward chain is this semi-detached, four double bedroom property, benefiting from a generous plot in excess of 0.6 acres.

The property offers the new owners the opportunity to improve and modernise the existing dwelling, as a full programme of renovation is required.

Tenure Freehold | Oil Central Heating | Off Road Parking  
Council Tax D Band | EPC F.



## Property

Offered with no onward chain and situated on a generous plot in excess of 0.6 acres, 1 Ilydene offers the new owners of the property the opportunity to fully modernise and improve the existing residence.

The property opens to an entrance hallway. The sitting room has a bay window to the front and open fire place.

The dining room adjoins the kitchen to the rear, and there is a ground floor bathroom presently comprising a bath, pedestal handbasin and toilet.

The ground floor bedroom (a well proportioned double) completes the ground floor, with a walk in wardrobe and an en-suite cloakroom with toilet and hand basin.

Ascending the stairs to the first floor there are three further double bedrooms, the largest of which has a bay window and two built in wardrobes. The bedroom to the rear of the property also has a built in wardrobe.

## Outside

To the front of the property there is a small garden, and off road parking is provided.

To the rear of the property there is an external oil boiler and accompanying oil tank. The total plot exceeds 0.6 acres.

## Situation

The property is located in the popular village of Chappel, to the west of Colchester in the rolling North Essex / South Suffolk hills.

Chappel & Wakes Colne train station provides a connecting service to the mainline at Marks Tey for onward travel to London. There is also a village shop with post office counter, popular public house and primary school.

The historic city of Colchester benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre. There are a range of excellent secondary school options in both the public and private sectors.

The A12 and A120 are within easy reach.

## Agents Notes

Oil-Fired Central Heating.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Colchester Borough Council, Tel 01206 282 222. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

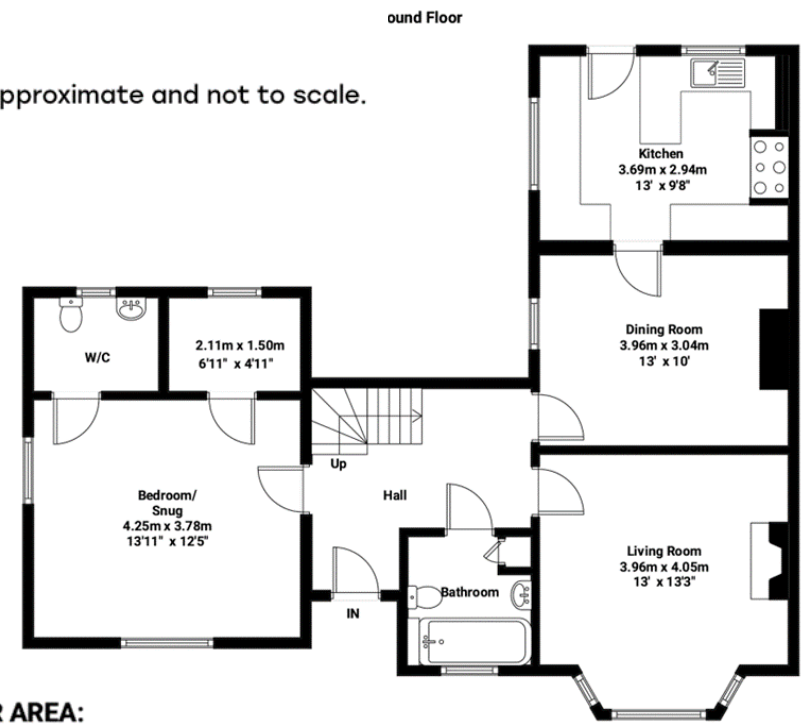
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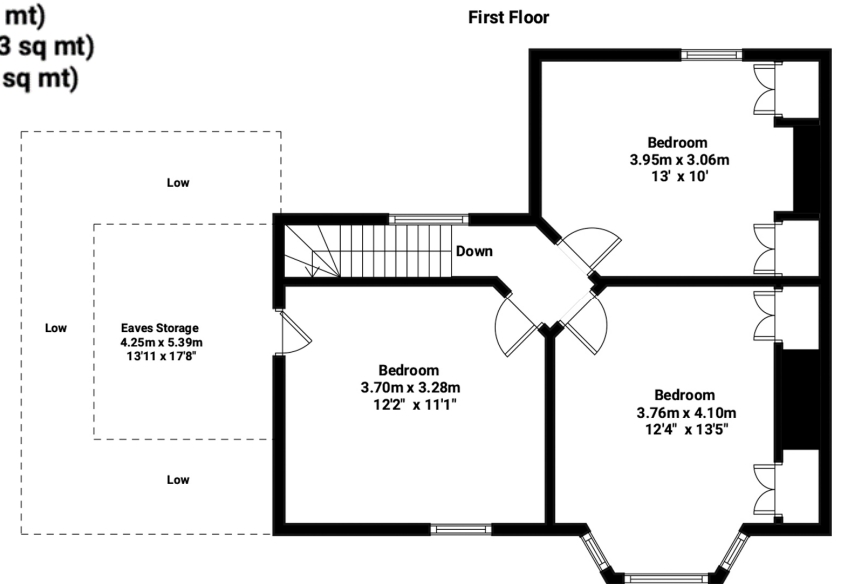


# Ivydene, Chappel

Illustration for identification purposes only. Measurements are approximate and not to scale.



**TOTAL APPROXIMATE FLOOR AREA:**  
**1484.9 sq ft (137.95 sq mt)**  
**House : 1238.1 sq ft (115.03 sq mt)**  
**Eaves : 246.8 sq ft (22.93 sq mt)**



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Chartered Surveyors, Estate Agents & Commercial Property