



- **Guide Price £300,000 - £325,000**
- Stunning Converted Chapel
- Two Double Bedrooms
- Open Plan Kitchen/Dining Area
- Fitted Kitchen With High Quality Appliances
- Modern First Floor Bathroom
- Beautiful Original Features Throughout
- Double Glazing Throughout
- 45ft Rear Garden With Summer House
- Driveway To The Front Providing Parking For Two Cars

5 Old Chapel Drive, Stanway, Colchester, Essex. CO3 0AE.

Guide Price £300,000 - £325,000 A rare opportunity to purchase this stunning conversion of an old chapel to the west of Colchester located in the highly sought after area of 'Stanway'. Boasting an abundance of character and charm this unique two bedroom home offers beautiful pitched ceilings, original archways and eaves. Internally the property features a bright and spacious open plan living/dining space with double doors providing access to the rear garden. To the front of the property there is the fitted kitchen which offers a range of units with high quality integrated appliances. Furthermore, there is a downstairs cloakroom/utility room. To the first floor, there is a large landing which offers low level windows and leads to the two bedrooms and family bathroom. The bathroom is offered in excellent condition and features a three piece suite.



Property Details.

Ground Floor

Entrance Porch

With beautiful original chapel arches leading to a double glazed entrance door with side panels.

Open Plan Living Room/Dining Room



17' 0" x 15' 5" (5.18m x 4.70m) With double glazed double doors to rear, two radiators, storage cupboard, TV point, stairs rising to first floor, door to utility/WC and open to;

Kitchen



9' 9" x 5' 9" (2.97m x 1.75m) With double glazed window, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, integrated appliances to include; fridge/freezer, dishwasher, fitted microwave, electric oven and hob, extractor hood over, stainless steel splashbacks, spotlights.

WC/Utility Room



With close coupled WC, wash hand basin, cupboard housing plumbing for washing machine, double glazed window to porch.

First Floor

Landing



With low level double glazed windows, radiator, recess offering storage space, doors to;

Property Details.

Bedroom One



11' 0" x 8' 8" (3.35m x 2.64m) With double glazed window to rear, Velux window, radiator, fitted eaves storage.

Bedroom Two



8' 10" x 8' 0" (2.69m x 2.44m) With double window to rear, Velux window, fitted eaves storage.

Bathroom



With 'P' shape bath featuring shower screen and shower, part tiled walls, wash hand basin, close coupled WC, tiled floor, heated towel rail, extractor fan, double glazed window.

Outside

Rear Garden



A beautiful enclosed rear garden measuring 45ft in length offering a patio area, lawn and a variety of sleeper beds, outside tap and summer house to remain.

Summer House

12' 7" x 7' 8" (3.84m x 2.34m) With power and light connected. Could be utilised as a home office or provides an excellent storage space.

Driveway

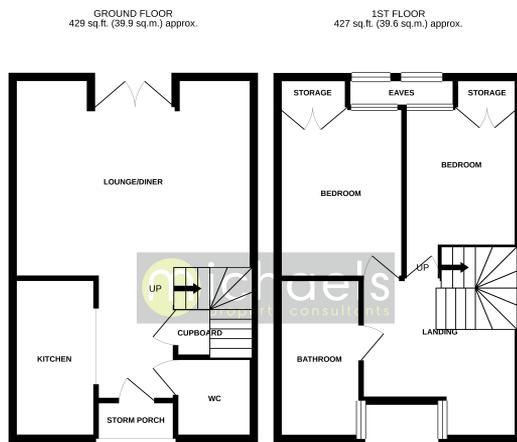
Block paved driveway to the front providing off road parking for two cars.

Agents Note

Please be advised there is an estate management charge of approx. £350 per annum payable, however we do advise any prospective purchaser confirms this information with their chosen representative, at an early stage of their conveyance to prevent any discrepancy.

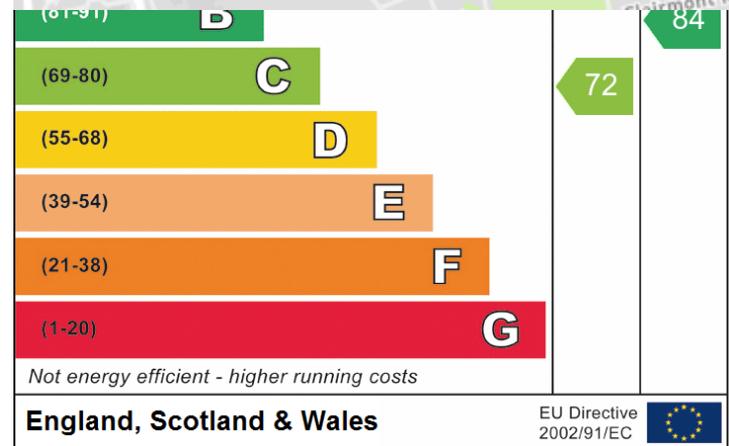
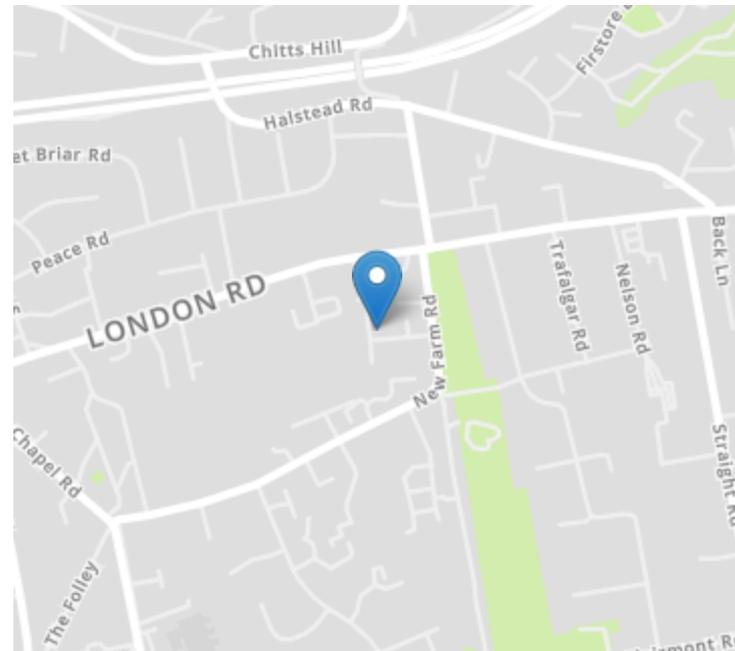
Property Details.

Floorplans



TOTAL FLOOR AREA: 856 sq. ft. (79.5 sq.m.) approx.
Which energy rating has been made is based on the accuracy of the Energy Consultant's measurements of doors, windows, walls and any other parts are appropriate and no responsibility is taken for any error, omission or misstatement. This guide to Energy Performance only should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency.

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.