



33 West Street, Colchester, CO6 1NS

Guide price £289,995



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Some More Information

From the entrance door you enter the sitting room, with exposed timber floorboards and central to the room is the red brick chimney stack with inset dual sided wood burner which is visible from the dining area beyond. An opening leads through from the sitting room to the dining area where the stairs rise to the first floor and the kitchen area is divided by a low level brick wall with exposed timber stud. The kitchen is presented in a deep green colour unit beneath the worksurface, inset 4 burner hob with single oven beneath and space for washing machine. A further door leads to the rear lobby where a door gives access to the rear garden and beyond to the family bathroom comprising panel enclosed bath with shower over and metro tiled walls, wash hand basin set upon a vanity unit and low level W.C.

To the first floor there are two bedrooms with bedroom 1 being located above the adjacent property as a flying freehold which is common in many period properties and has a sash window to the front elevation. Bedroom 2 also has a sash window to the front elevation. Located to the rear of the central red brick chimney breast is a useful study area which is ideal for those working from home.

Externally

To the rear of the property there is a paved pathway leading from the rear lobby door into the rear garden which commences with an area of paving and central area of lawn. To the foot of the garden is the recently constructed log cabin, which has power connected and is currently used as a studio. Access to the rear garden can be gained through a gate and a right of way over the neighbouring property and around to the front.

Location

The historic market town of Coggeshall is well known for its plethora of listed properties many of which were constructed in the 15th and 16th Centuries when Coggeshall was well known for its Cloth and Wool Trade. One of these properties is the stunning Tudor merchants house "Paycockes House" which is located some 20m from the property. Now in the care of the National Trust. Although many of the properties from those times still exist there are some which dates even earlier with

the village having been mentioned in the Domesday Book of 1086 although the more modern history of Coggeshall began around 1140 when King Stephen and Queen Matilda founded Coggeshall Abbey. In the modern day the town benefits from a Co-Op supermarket along with a wealth of other independent shops, restaurant and pubs serving the community with the majority of their daily needs.

The village also benefits from a community bus service, which runs from the village to Kelvedon train station, where you can gain access to London Liverpool Street in around 50mins.

Lounge

11'10" x 9'7" (3.61m x 2.92m)

Kitchen/Diner

16'4" x 8'10" narrowing to 6'6" (4.98m x 2.69m narrowing to 1.98m)

Bathroom

8'8" x 5'3" (2.64m x 1.60m)

Bedroom One

12'9" x 8'5" (3.89m x 2.57m)

Bedroom Two

9'11" x 7'10" (3.02m x 2.39m)

Study Area

6' x 5'8" (1.83m x 1.73m)

Property Information

Council Tax Band - B

Local Authority - Braintree District Council

Tenure - Flying Freehold

EPC Rating - D

Broadband Availability - Ultrafast Broadband Available with speeds up to 1000mbps (details obtained from Ofcom Mobile and Broadband Checker) - January 2024.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by O2, Three, Vodafone & EE (details obtained from Ofcom Mobile and Broadband Checker) - January 2024.

Services

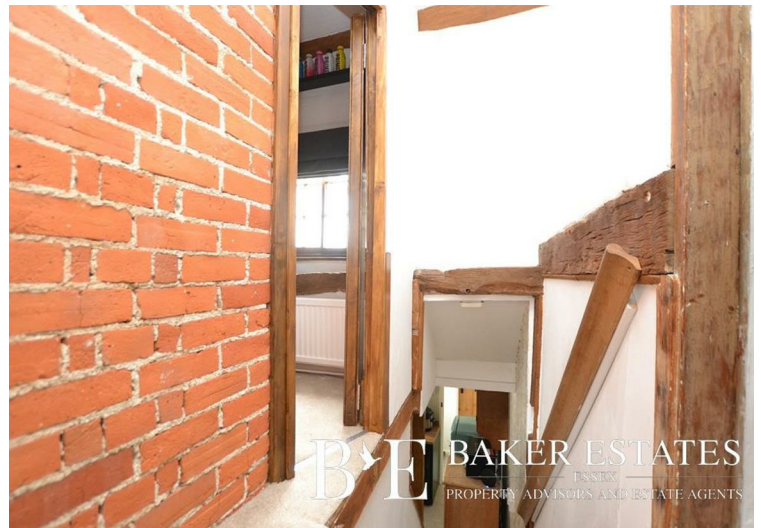
Mains Electric
Gas Fired Central Heating
Mains Water
Mains Sewerage

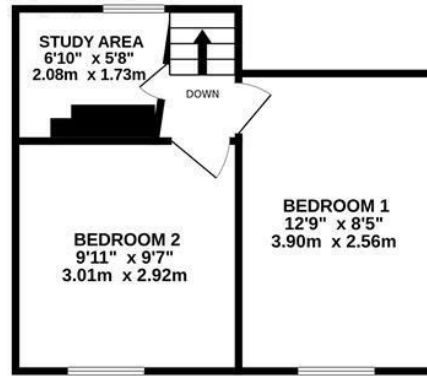
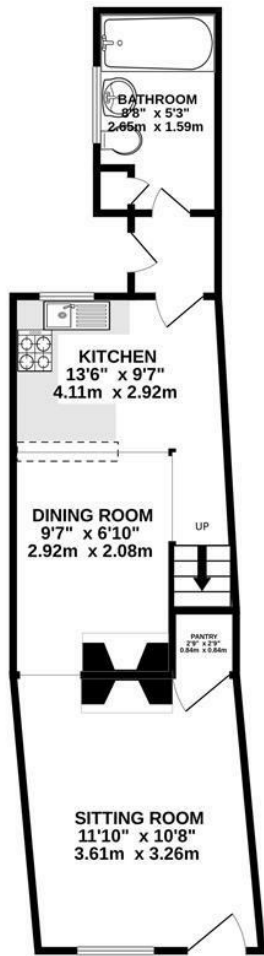
Construction Type - We understand the property to be of Period Timber Frame. The property has steps to access from the front and rear to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk
Flooding from Surface Water - Low Risk
Flooding from Reservoirs - Unlikely In This Area
Flooding from Ground Water - Unlikely In This Area

Planning Applications in the Immediate Locality - Checked January 2024 - There are currently no planning applications of significants in the locality.

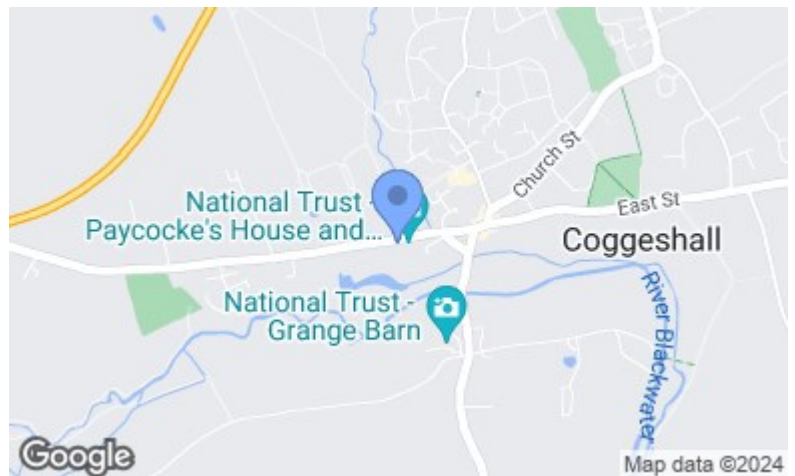




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.