



**Jaggards Road, Coggeshall CO6 1PN**



**welcome to**

**Jaggards Road, Coggeshall**

Well presented extended detached bungalow with a self contained annex. Two bedrooms, kitchen, dining room, lounge and bathroom. Then a further bedroom, ensuite, kitchen and lounge in the annex. Ample off road parking, Well maintained rear garden with outbuilding.



## Location

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years. Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256. Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School, Ofsted rating good in December 2022. Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

## Entrance Hall

Front door into. Access to loft and radiator. Airing cupboard and storage cupboard.

## Lounge/ Bedroom Three

11' 1" x 11' 1" max ( 3.38m x 3.38m max )  
Window to front. Open fireplace with tiled hearth and mantle. Radiator.

## Dining Room

11' 1" x 9' 1" max ( 3.38m x 2.77m max )  
Window to side. Gas fire with back boiler. Radiator.

## Kitchen

11' 1" x 7' ( 3.38m x 2.13m )  
Windows to side and rear. Door to side. Single sink with mixer tap over, worksurfaces under cupboards and drawers. Electric cooker, extractor and space for washing machine. Radiator and vinyl flooring.

## Bedroom Two

10' 1" x 12' 1" ( 3.07m x 3.68m )  
Window to rear and radiator.

## Bathroom

Three piece wet room. Panelled walls, low-level w.c, vanity wash hand basin and walk in shower. Window to rear, radiator and vinyl flooring.

## Bedroom One

11' 1" x 10' 1" ( 3.38m x 3.07m )  
Window to front. Triple built in wardrobes and radiator.

## Annex

### Annex Bedroom

12' into wardrobe x 9' 1" ( 3.66m into wardrobe x 2.77m )  
Window to front, Wall to wall triple sliding wardrobes. Radiator.

### Ensuite

Half tiled three piece suite. Low level, w.c, vanity wash hand basin, walk in shower, window to side, heated towel rail and vinyl flooring.

### Annex Kitchen Area

7' 1" x 8' 1" ( 2.16m x 2.46m )  
Single sink, adjoining work surface, under counter fridge and freezer. Electric cooker and extractor over. Cupboards, drawers and base units.

### Annex Lounge / Diner Area

11' x 13' 1" ( 3.35m x 3.99m )  
Roof lantern. Double patio doors to garden and two radiators.

### Loft Space One

Drop down ladder. New boiler and central heating system. Pressurised water tank. Boarded.

### Loft Space Two

Drop down ladder. Boarded.

## Exterior

### Front

Block paved driveway offering ample off road parking for two/ three vehicles. Path leading to front entrance door. Lawn are enclosed by picket fencing and gate. Flower bedding. Wooden side access gate.

### Rear Garden

Gated access to front. Paved patio. Astro turf. Walled and panelled decked seating area.

### Outbuilding

11' 1" x 11' 1" ( 3.38m x 3.38m )  
Double doors. Two windows to front. Insulated thoroughly.

### Agents Note

Planning previously acquired for side and first floor extensions.



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welcome to

## Jaggards Road, Coggeshall

- Extended detached bungalow
- Self contained annex
- Two bedrooms, lounge, kitchen, dining room and bathroom in main house
- Bedroom, ensuite, kitchen and lounge in annex area
- Ample off road parking

Tenure: Freehold EPC Rating: C

guide price

**£700,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105242 - 0005

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