



**Riverside Maltings, Bridge Street, Coggeshall CO6 1NP**



**welcome to**

**Riverside Maltings, Bridge Street, Coggeshall**

Located near the centre of Coggeshall is this three storey three bedroom home. With beams and timbers throughout. Bathroom and ensuite, dining room and kitchen. Outside is a communal courtyard style paved garden with river views. Cart lodge parking and shares driveway. Sold with NO ONWARD CHAIN



## 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. Beams and timbers. Secondary glazed window to front, stairs rising to first floor. Tiled floor and sky light.

## Dining Room

12' 1" x 16' 1" ( 3.68m x 4.90m )

Secondary glazed window to rear and door to rear. Beams and timbers. Electric fireplace with brick hearth, wall gas fired boiler, tiled floors and radiator.

## Kitchen

12' 1" x 9' 1" ( 3.68m x 2.77m )

Secondary glazed window to rear. Beams and timbers. 1 1/4 sink with mixer tap, worksurfaces, cupboards and drawers. Integrated gas hob, oven and extractor. Space for washing machine and fridge. Tiled floors and radiator.

## First Floor

### Landing One

Galleried landing, airing cupboard, storage and stairs to :-

### Landing Two

Vaulted ceiling and character.

### Bedroom One

19' 1" x 12' ( 5.82m x 3.66m )

Window to front. Two windows to rear. Beams and timbers. Vaulted ceiling, loft access, wooden floors and two radiators.

### Ensuite

Fully tiled three piece suite. Low level w.c, pedestal wash hand basin, shower, heated towel rail and storage cupboard.

### Bedroom Two

13' 1" x 10' 1" ( 3.99m x 3.07m )

Window to rear. Beams and timbers and radiator.

### Bedroom Three

8' x 6' 1" ( 2.44m x 1.85m )

Window to rear. Beams and timbers. Radiator.

## Bathroom

Window to rear. Fully tiled three piece suite. W.C, pedestal wash hand basin, bath with shower, radiator and tiled floor.

## Exterior

### Rear Garden

Communal Courtyard style paved garden with river views.

### Parking

Cart Lodge parking for one vehicle. Shares driveway.



**view this property online** [williamhbrown.co.uk/Property/CGS104690](http://williamhbrown.co.uk/Property/CGS104690)



welcome to

## Riverside Maltings Bridge Street, Coggeshall

- Mid terrace three storey home
- Beams and timbers
- Three bedrooms
- Bathroom and ensuite
- Cartlodge parking and shared drive

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£325,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CGS104690](http://williamhbrown.co.uk/Property/CGS104690)



Property Ref:  
CGS104690 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01376 561204**



[Coggeshall@williamhbrown.co.uk](mailto:Coggeshall@williamhbrown.co.uk)



2 Market Hill, Coggeshall, COLCHESTER, Essex,  
CO6 1TS



[williamhbrown.co.uk](http://williamhbrown.co.uk)