



Surrex Cottages, Colchester Road, Coggeshall CO6 1RR

welcome to

Surrex Cottages, Colchester Road, Coggeshall

Beautiful mid terrace character cottage located on the outskirts of Coggeshall. Two double bedrooms and newly installed three piece bathroom, Large living room with wood burning stove and kitchen/diner. South facing rear garden and front garden with potential off road parking.



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 Porch

4' 8" x 3' 8" (1.42m x 1.12m)

Front door into. Double glazed window to front.

Lounge

11' 8" max x 18' 1" max (3.56m max x 5.51m max)

Window to front. Brick built fireplace with inset wood burning stove, laminate flooring, beams and stairs to first floor.

Kitchen / Diner

20' 1" x 8' (6.12m x 2.44m)

Kitchen Area

Single sink with mixer tap over and adjoining wooden work surfaces. Cupboards , drawers and base units. Tiled splash backs. Space and plumbing for washing machine, dishwasher, electric cooker with extractor over. Vinyl flooring.

Dining Area

Patio doors and two velux windows. Vinyl flooring.

First Floor

Landing

Access to loft and airing cupboard.

Bedroom One

11' 9" max x 11' 1" max (3.58m max x 3.38m max)

Window to front. Feature fireplace and electric heater.

Bedroom Two

10' 5" x 8' (3.17m x 2.44m)

Window to rear and electric heater.

Bathroom

Newly installed three piece suite. Low level w.c, panel enclosed bath and pedestal wash hand basin. Wood panelled walls, heated towel rail and sky light.

Exterior

Front Garden

Picket fence, lawn, large panelled fence, Indian sand stone paved patio. Potential of a dropped kerb.

Rear Garden

South facing rear garden, block paved patio with path leading to rear. Slate beds, shed, panel fencing with gated access.



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Surrex Cottages Colchester Road, Coggeshall

- Mid terraced character cottage
- Two double bedrooms
- Newly installed three piece bathroom
- Large living room with wood burning stove
- Kitchen/diner

Tenure: Freehold EPC Rating: E

guide price

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105303 - 0002

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william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)