

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.





welcome to

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







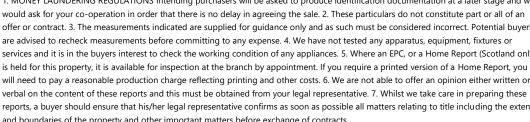


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105303



Property Ref: CGS105303 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 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.







01376 561204



Coggeshall@williamhbrown.co.uk



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



williamhbrown.co.uk

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.