



**Colchester Road, Coggeshall CO6 1RP**



**welcome to**

## **Colchester Road, Coggeshall**

Charming Grade II listed detached period home. Exposed beams .Three bedrooms, shower room and cloakroom. Lounge, dining room and conservatory. Recently refitted kitchen. Enclosed rear garden with further garden plot. Off road parking and a short walk to local amenities.



## Auctioneer's Comments

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## Entrance

Entrance door into :-

## Dining Room

13' 2" x 11' 5" ( 4.01m x 3.48m )

Leaded light window to front. Feature fireplace with inset wood burner and mantle shelf. Stairs rising to first floor, radiator and wooden flooring.

## Kitchen

11' 6" x 11' 2" ( 3.51m x 3.40m )

Leaded light windows to front, side and rear. Exposed beams. Recently installed fitted kitchen with a range of wall and base units and worksurfaces incorporating sink and drainer unit. Built in oven, gas hob, extractor and microwave oven. Integral fridge and plumbing for dishwasher. Radiator.

## Inner Hall

Door into rear garden and doors into :-

## Shower Room

Window to rear. Velux window to rear. Vanity wash hand basin, w/c, double walk-in shower and heated towel rail.

## Separate Cloakroom

Window to side. Low-level w/c and radiator.

## Lounge

18' x 12' 6" ( 5.49m x 3.81m )

Leaded light windows to front and side. Exposed beams, wood flooring, feature fireplace with inset wood burner. Further set of stairs rising to first floor.

## Conservatory

18' x 15' 2" ( 5.49m x 4.62m )

Exposed beams, French doors and side door. Tiled flooring and radiator.

## Landing From Lounge;-

## Bedroom One

12' 11" x 12' 6" ( 3.94m x 3.81m )

Leaded light windows to front and side. Exposed beams, sliding wardrobes, radiator and wash hand basin.

## Bedroom Two

13' 2" x 12' 6" ( 4.01m x 3.81m )

Leaded light window to front. Exposed beams, radiator and door to :-

## Bedroom Three

12' 6" x 11' 2" ( 3.81m x 3.40m )

Leaded light windows to front and side. Exposed beams and radiator. Stairs down into dining room.

## Exterior

## Rear Garden

Commencing with a large patio area. Raised beds, mature shrubs and trees. Opening onto a further garden which has been used as a vegetable plot with shed and greenhouses. Mature fruit trees to rear.

## Off Road Parking

Off road parking to the left side of the property for one vehicle. Double gates giving access to rear garden. Shed and patio area.



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## Colchester Road, Coggeshall

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II Listed detached period property
- Three bedrooms

Tenure: Freehold EPC Rating: E

Council Tax Band: E

guide price

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGS105318 - 0003

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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.



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