



**Tilkey Road, Coggeshall CO6 1QN**

**welcome to**

## **Tilkey Road, Coggeshall**

- Semi detached cottage
- Two bedrooms
- Lounge /diner
- Kitchen
- Shower room

Tenure: Freehold EPC Rating: D

guide price

**£325,000**

### **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 Honynwood 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.

### **Lounge / Diner**

20' x 8' ( 6.10m x 2.44m )

Double glazed window to front. Stairs rising to first floor. Multi-Fuel burner.

### **Kitchen**

11' 8" x 8' ( 3.56m x 2.44m )

Entrance door to side. Window to rear. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Built in oven, hob, extractor fan and microwave.

### **First Floor**

#### **Landing**

Doors to :-

#### **Bedroom One**

11' x 11' 9" ( 3.35m x 3.58m )

Double glazed window to front.

#### **Bedroom Two**

11' 7" x 8' ( 3.53m x 2.44m )

Double glazed window to rear.

#### **Shower Room**

Double glazed window to rear. Pedestal wash hand basin, low level w.c and shower cubicle.

### **Exterior**

#### **Front**

Off road parking to front and side of property. Access gate to rear.

#### **Rear Garden**

Large rear garden. Patio area leading on to lawned area. Enclosed by panel fencing. Pergola.



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#### **Property Ref:**

CGS105465 - 0003

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