

**Grange Hill, Coggeshall CO6 1RE** 

# welcome to

# **Grange Hill, Coggeshall**

Delightful mid terrace cottage located within walking distance to the centre of Coggeshall. Two bedrooms and bathroom/wet room to first floor. Lounge, dining room and kitchen. Ample off road parking to front of property. Large rear garden. NO ONWARD CHAIN.













### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, jamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Entrance Porch**

Entrance door to front. Door into :-

## Lounge

12' 4" x 10' 10" ( 3.76m x 3.30m ) Secondary window to front. Feature fireplace and radiator.

# **Dining Room**

12' 4" x 10' 11" ( 3.76m x 3.33m ) Stairs rising to first floor. Door into :-

### Kitchen

11' 1" x 10' 8" ( 3.38m x 3.25m )

Single glazed window to rear and double glazed door into rear garden. Fitted kitchen with a range of wall and base units and worksurfaces incorporating sink and drainer. Rang cooker, space for fridge/freezer, washing machine and dishwasher.

## **First Floor**

# Landing

Single glazed window to side. Storage cupboard and loft access.

## **Bedroom One**

 $12' 4" \times 10' 10" (3.76m \times 3.30m)$  Secondary glazed window to front, radiator and feature fireplace.

#### **Bedroom Two**

10' 11" x 5' 7" ( 3.33m x 1.70m ) Single glazed window and radiator.

# **Bathroom/Wet Room**

7' 10" x 5' 8" ( 2.39m x 1.73m ) Single glazed window to rear. Wash hand basin, w.c and shower. Fully tiled walls and floor. Storage cupboard housing boiler, radiator.

#### Exterior

### Front

Off road parking for several vehicles.

#### Rear Garden

Enlocsed by panel fencing. Large garden commencing with artificial lawn, outside tap, Patio area to the end of the garden.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid terraced cottage
- Two bedrooms

Tenure: Freehold EPC Rating: D

quide price

£285,000







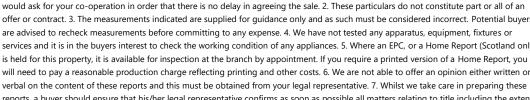
National Trust Abbey Ln Grange Barn Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105467



Property Ref: CGS105467 - 0008 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 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.





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