



**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

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## 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" x 10' 10" ( 3.76m x 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

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



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## Grange Hill, Coggeshall

- 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

guide price

**£285,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGS105467 - 0008

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