

Surrex Cottages, Colchester Road, Coggeshall CO6 1RR

# welcome to

# **Surrex Cottages, Colchester Road, Coggeshall**

\*\* GUIDE PRICE £290,000 - £320,000 \*\* Charming semi detached cottage located near to the popular village of Coggeshall. Two double bedrooms, extended kitchen/diner, lounge and shower room. Large driveway offering off road parking for three/four vehicles. South facing rear garden.













#### 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**

3' 7" x 3' 2" ( 1.09m x 0.97m )
Entrance door to front and door into :-

## Lounge

20' 6" x 10' 3" ( 6.25m x 3.12m )

Double glazed windows to front and side. Brick fireplace with inset log burner and stairs rising to first floor.

## Kitchen / Diner

18' 2" x 13' 1" ( 5.54m x 3.99m )

Bifolds to rear and orangery roof. Double glazed window to side. Beautiful modern kitchen with a range of wall and base units with worksurfaces incorporating a porcelain sink. Double oven, hob and extractor over. Integral washing machine, dishwasher and fridge/freezer. Spot lighting and wooden flooring.

#### First Floor

#### **Bedroom One**

11' 4" x 10' 4" ( 3.45m x 3.15m ) Double glazed window to front. Airing cupboard.

#### **Bedroom Two**

11' 6" x 7' 7" ( 3.51m x 2.31m ) Double glazed window to rear.

#### **Shower Room**

9' 7" x 4' 2" ( 2.92m x 1.27m )

Double glazed window to side. Modern suite with double walk in shower, vanity wash hand basin, w/c and heated towel rail .Tiled walls and flooring.

#### **Exterior**

#### Front

Large driveway offering parking for three/four vehicles. Side access gate to rear.

#### Rear Garden

Block paved and south facing. Shed and oil tank and enclosed by panel fencing.





# welcome to

# **Surrex Cottages Colchester Road, Coggeshall**

- Semi detached cottage
- Two double bedrooms
- Extended kitchen / diner
- Lounge
- First floor shower room

Tenure: Freehold EPC Rating: D

guide price

£290,000 - £320,000







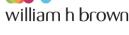


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105508



Property Ref: CGS105508 - 0005 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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.