



**Minikin Close, Coggeshall CO6 1ZS**



**welcome to**

## **Minikin Close, Coggeshall**

Semi- detached modern family home located in the popular Coggeshall Mill development. Lounge, kitchen/dining and cloakroom to first floor. Two bedrooms and bathroom to first floor. Enlclosed rear garden and allocatd parking. 50 % shared ownership for sale.



## 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 Hall

Entrance door to front. Stairs rising to first floor.

## Lounge

12' 3" x 12' ( 3.73m x 3.66m )

Double glazed window to front. Door into :-

## Cloakroom

Double glazed window to side. Pedestal wash hand basin and w.c.

## Kitchen/ Dining

15' 8" x 10' 9" ( 4.78m x 3.28m )

Double glazed French doors to rear. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Integral oven, hob and extractor over. Space for fridge/freezer and washing machine. Storage cupboard.

## First Floor

### Landing

With doors to :-

### Bedroom One

15' 8" x 11' 5" ( 4.78m x 3.48m )

Double glazed window to rear.

### Bedroom Two

13' 2" x 8' 5" ( 4.01m x 2.57m )

Double glazed window to front. Built in wardrobes.

### Bathroom

Double glazed window to side. Panel enclosed bath, pedestal wash hand basin and w.c.

## Exterior

### Rear Garden

Panel enclosed garden. Commencing with a paved patio area leading onto a lawned area.

## Allocated Parking

### Agents Note

There is a annual service charge of £680.16 paid to Sage Homes.



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## Minikin Close, Coggeshall

- 50 % shared ownership
- Semi detached
- Two bedrooms
- Bathroom and cloakroom
- Lounge

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

**£170,000**



Please note the marker reflects the  
postcode not the actual property

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