



Gravel Court, West Street, Coggeshall CO6 1NL

welcome to

Gravel Court, West Street, Coggeshall

Delightful Grade II listed character ground floor apartment. Located within a very short walk to the centre of Coggeshall with shops and amenities. Two double bedrooms, lounge, kitchen/diner, cloakroom and shower room. Off road parking and a garage en bloc. Shared Courtyard. NO ONWARD CHAIN.



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

11' 3" x 8' 9" (3.43m x 2.67m)

Solid wood entrance door to front. Door into :-

Lounge

17' 11" into Bay x 14' 11" (5.46m into Bay x 4.55m)

Sash bay window to front. Feature fireplace with wooden surround. Picture rail and high Skirting boards.

Kitchen/Diner

12' 1" x 11' 9" (3.68m x 3.58m)

Sash window to side. Fitted kitchen with a range of bespoke wall and base units with worksurfaces incorporating sink and drainer unit. Integral double oven, hob and extractor over. Fridge/freezer and washing machine to remain. Door to rear.

Cloakroom

Window to side. wash hand basin and w.c.

Bedroom One

15' 10" x 10' 5" into bay (4.83m x 3.17m into bay)

Sash bay window to front. Picture rail and built in cupboards.

Bedroom Two

15' 8" x 8' (4.78m x 2.44m)

Sash bay window to side.

Shower Room

Double shower cubicle, vanity wash hand basin, w/c, heated towel rail and extractor fan.

Exterior

Off road parking with garage en block. Shared courtyard.

Agents Note

Gas fired central heating and radiators in every room.



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Gravel Court West Street, Coggeshall

- Grade II Listed
- Ground floor apartment
- Two double bedrooms
- Cloakroom and shower room
- Share of freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 900.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 1993.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGS105450 - 0004

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