



Tilkey Road, Coggeshall CO6 1PG

welcome to

Tilkey Road, Coggeshall

**** Guide Price £375,000 - £400,000 **** Three bedroom end of terraced family home located in the popular village of Coggeshall.

Lounge, dining room and kitchen. First floor bathroom with separate shower. Gardens to front and rear. Allocated parking rented through Eastlight.



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.
Doors to :-

Lounge

18' 4" x 10' 4" (5.59m x 3.15m)
Double glazed window to front. Double glazed French doors into rear garden. Feature fireplace.

Kitchen

17' 3" x 7' 2" (5.26m x 2.18m)
Double glazed window to rear. Door to rear. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Integral double oven, hob and extractor over. Built in dishwasher and space for fridge/freezer. Built in cupboard.

Dining Room

10' 8" x 10' 7" (3.25m x 3.23m)
Double glazed window to front.

First Floor

Landing

Double glazed window to rear. With doors to ;-

Bedroom One

13' 3" x 10' 2" (4.04m x 3.10m)
Double glazed window to front. Built in wardrobes.

Bedroom Two

10' 5" x 10' 5" (3.17m x 3.17m)
Double glazed window to front. Built in wardrobes.

Bedroom Three

10' 5" x 8' 5" (3.17m x 2.57m)
Double glazed window to rear.

Bathroom

8' 5" x 7' 2" (2.57m x 2.18m)
Double glazed window to rear. Panel enclosed bath, separate shower cubicle, pedestal wash hand basin and wc.

Exterior

Front

Large lawned area to front with path leading to front entrance door. Hedging to both sides.

Rear Garden

Enclosed by panel fencing. Commencing with a patio area, pathway and lawned area.

Parking

Allocated and rented through Eastlight.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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Tilkey Road, Coggeshall

- End terrace
- Three bedrooms
- Lounge
- Dining room
- Bathroom with shower

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

guide price

£375,000 - £400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105596 - 0003

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