

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.

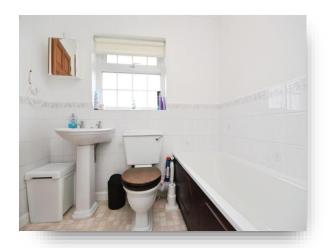












Location

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

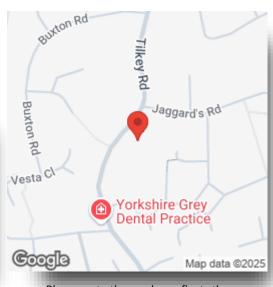
guide price

£375,000 - £400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105596



Property Ref: CGS105596 - 0003 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.

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