



Albert Place, Coggeshall CO6 1TZ

welcome to

Albert Place, Coggeshall

Hope Villa is a delightful Victorian semi detached home close to centre of Coggeshall. Three bedrooms and family bathroom to first floor. Kitchen / Breakfast room, sitting room and dining room. Basement with cloakroom. Cottage garden. In need of updating, Planning permission granted.



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 into :-

Sitting Room

14' 10" into bay window x 12' 7" (4.52m into bay window x 3.84m)
Sash bay window to front. Feature fireplace with wooden surround, picture rail and radiators.

Dining Room

12' 6" x 10' 6" (3.81m x 3.20m)
Sash window to rear. Feature fireplace, picture rail and radiator.

Kitchen / Breakfast Room

12' 10" x 12' 2" (3.91m x 3.71m)
Windows to side. Two doors to side. Stairs leading down to basement. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Space for an oven, hob and extractor over.

Basement

16' 6" x 10' 2" (5.03m x 3.10m)
Window to rear and window in basement WC. Boiler. Radiator.

First Floor

Landing

Built in cupboard and doors into :-

Bedroom One

16' 6" x 12' 1" (5.03m x 3.68m)
Two sash windows to front. Feature fireplace, picture rail and radiator.

Bedroom Two

10' 11" x 9' 4" (3.33m x 2.84m)
Sash window to rear. Feature fireplace, picture rail and radiator.

Bedroom Three

12' 10" x 8' 5" (3.91m x 2.57m)
Sash window to side. Feature fireplace, picture rail and radiator.

Bathroom

Window to side. Panel enclosed bath with shower over. Pedestal wash hand basin and WC.

Exterior

Front

Railings manufactured by Bayliss, Jones and Bayliss in 1888, exemplar in iron works to front and side of property. Entrance gate. Path leading to front entrance door. Steps leading to door.

Rear Garden

Cottage style rear garden, with cast iron 'cow tail' pump. Enclosed by panel fencing. Space for parking and potential for a garage.

Agents Note

Planning permission agreed on 16th January 2023. 22/00074/HOUSE. Single-storey rear extension, provision of basement lightwell. External alterations to dwelling and erection of single-storey detached garage.



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Albert Place, Coggeshall

- Victorian semi detached
- Three bedrooms
- Front and rear gardens
- Sitting room and dining room
- Kitchen / Breakfast room

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGS105622 - 0006

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