



Priors Way, Coggeshall CO6 1TW

welcome to

Priors Way, Coggeshall

**** GUIDE PRICE £300,000 - £325,000 **** Charming mid-terraced furnished property. Three bedrooms, new bathroom, ensuite, kitchen and lounge. Ground floor cloakroom. Integral workshop converted into study & storage. Two allocated parking spaces.



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 and door to rear leading into rear garden. Built in storage cupboard. Stairs rising to first floor.

Cloakroom

Wash hand basin and wc.

Bedroom Three / Study

14' 8" x 11' 5" (4.47m x 3.48m)

Two double glazed windows to rear.

Workshop

19' 3" x 15' 1" (5.87m x 4.60m)

Garage doors to front. Windows to side and rear.

Entrance door to side. Now divided into a study and storage.

First Floor

Landing

Stairs rising up to second floor.

Lounge

18' x 11' 6" (5.49m x 3.51m)

Double glazed bay window to rear. Further double glazed window to rear.

Bathroom

Panel enclosed bath and wash hand basin.

Bedroom Two

19' x 10' 6" (5.79m x 3.20m)

Double glazed window to front.

Kitchen/Diner

15' 7" x 7' 8" (4.75m x 2.34m)

Second Floor

Bedroom One

21' 3" x 18' max (6.48m x 5.49m max)

Double glazed window to rear.

Ensuite

Panel enclose bath, wash hand basin and wc.

Exterior

Rear Garden

Two Allocated Parking Spaces

Agents Note

Currently has a B1 business use. But may be changed to domestic use.



view this property online williamhbrown.co.uk/Property/CGS105637



welcome to

Priors Way, Coggeshall

- Mid Terraced
- Three bedrooms
- Bathroom and ensuite
- Kitchen / Diner
- Workshop

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

guide price

£300,000 - £325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105637



Property Ref:
CGS105637 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex,
CO6 1TS



williamhbrown.co.uk