



**Priors Way, Coggeshall CO6 1TW**



**welcome to**

**Priors Way, Coggeshall**

**\*\* GUIDE PRICE £350,000 - £375,000 \*\*** Immaculately presented end terraced family home. Set over three levels the property offers three double bedrooms, bathroom and ensuite. Beautiful modern kitchen, lounge and cloakroom to ground floor. Enclosed rear garden and allocated parking.



## 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.

## Ground Floor

### Entrance Hall

Entrance door to front and door leading into rear garden. Stairs rising to first floor.

### Kitchen

14' 2" x 13' ( 4.32m x 3.96m )

Double doors to front. Double glazed window to front. Modern fitted kitchen with a range of wall and base units and worksurfaces incorporating sink and drainer. Built in double oven and microwave, hob and extractor over. Integral fridge/freezer, washing machine and dishwasher. Island/breakfast bar and wine rack. Tiled flooring and under cupboard lighting.

### Cloakroom

Wash hand basin and wc.

### Lounge

14' 8" x 11' 2" ( 4.47m x 3.40m )

Two double glazed windows to rear and two radiators.

### First Floor

#### First Floor Landing

Stairs rising to second floor and doors to :-

#### Bedroom Two

17' 7" x 12' 6" ( 5.36m x 3.81m )

Two double glazed windows to front. Radiator.

#### Bedroom Three

17' 8" x 11' 4" ( 5.38m x 3.45m )

Double glazed bay window to rear. Window to rear. Radiator.

### Bathroom

6' 5" x 5' 11" ( 1.96m x 1.80m )

Modern fitted bathroom with 'P'shaped panel enclosed bath with shower over and shower screen. Vanity wash hand basin and wc. Heated towel rail.

## Second Floor

#### Bedroom One

22' 11" x 10' 4" ( 6.99m x 3.15m )

Velux window to front. And double window to rear. Eaves storage area. Loft access and door into :-

#### Ensuite

7' 4" x 7' 1" ( 2.24m x 2.16m )

Velux window to front. Corner shower cubicle, vanity wash hand basin and wc.

## Exterior

### Rear Garden

Enclosed with a patio area leading onto lawned area. Shrub bedding.

### Parking

Parking for two vehicles.



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## **Priors Way, Coggeshall Colchester**

- End terraced
- Three bedrooms
- Bathroom and ensuite
- Downstairs cloakroom
- Three floors

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

guide price

**£350,000 - £375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGS105673 - 0003

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