



Bridge Street, Coggeshall CO6 1NP

welcome to

Bridge Street, Coggeshall

**** GUIDE PRICE £400,000 - £425,000 **** Charming Grade II Listed home located in the centre of Coggeshall near to the shops and amenities .Three double bedrooms and snug/bedroom four. First floor family bathroom. Kitchen/diner, lounge and cellar. Walled courtyard garden. Permit parking is available.



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 :-

Lounge

12' 6" x 11' 8" (3.81m x 3.56m)
Sash window to front. Feature open fireplace with wood surround.

Snug / Bedroom Four

10' 7" x 8' 8" (3.23m x 2.64m)
Sash window to front. Feature open fireplace with wood surround. Built in cupboard.

Kitchen / Diner

17' 11" x 10' 2" (5.46m x 3.10m)
Window to rear. Double doors to rear leading into rear courtyard garden. Fitted kitchen with a range of wall and base units with worksurfaces incorporating a butler sink. AGA oven, further gas hob, Neff oven and Integrated Microwave. Integrated fridge/freezer

and dishwasher. Space for washing machine and tumble dryer in the adjoining pantry.

Cellar

12' 8" x 10' 6" (3.86m x 3.20m)

First Floor

Landing

With doors into :-

Bedroom One

15' 2" x 9' 1" (4.62m x 2.77m)
Two sash windows to front. Feature open fireplace.

Bedroom Two

10' 2" x 10' 2" (3.10m x 3.10m)
Sash window to rear. Built in cupboard.

Bedroom Three

10' 7" x 8' 6" (3.23m x 2.59m)
Sash window to front.

Family Bathroom

Sash window to rear. Freestanding roll top bath, corner shower cubicle, vanity wash hand basin and wc.

Exterior

Rear Courtyard Garden

Pretty walled courtyard garden with panel fencing. Laid to paving.

Parking

Permit parking is available.



view this property online williamhbrown.co.uk/Property/CGS105672



welcome to

Bridge Street, Coggeshall

- Grade II listed
- Four bedrooms
- Three fireplaces
- No Onward Chain
- Cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£400,000 - £425,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CGS105672



Property Ref:
CGS105672 - 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.

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