



38 Queen Street, Coggeshall, Colchester, Essex, CO6 1UF

Price £560,000

- Three/four bedrooms
- Three reception rooms
- Off road parking
- Viewing advised

38 Queen Street, Colchester CO6 1UF

An opportunity to purchase this four bedroom detached house close to the centre of Coggeshall. The property should be viewed to appreciate the accommodation that is offered. Call now to discuss further details



Council Tax Band: C



Entrance Hall

Part glazed front door leading to hallway, wood effect flooring, stairs to first floor, doors to :-

Lounge

15'1" x 10'0"

Glazed windows to front and rear aspect, wood effect flooring, wood burner inset to brick fireplace and hearth, radiator.

Kitchen

14'6" x 10'3"

Glazed window to front aspect, wood effect flooring, space for fridge/freezer, range of base and eye level units, range cooker and extractor. Double butler sink with mixer tap set, integral dishwasher, larder cupboard, inset spot lights to complement. Open to :-

Dining Room

13'4" x 9'7"

Glazed window to side aspect, velux window, wood effect flooring, radiator. door leading to side access.

2nd Lounge

14'10" x 7'7"

Glazed window to side aspect, wood burner, wood effect flooring, under floor heating, French Doors to side, door to :-

Downstairs Cloakroom

Low level WC, wash hand basin. shower cubicle.

Bedroom Four

11'7" x 7'6"

Glazed windows to side and front aspects, under floor heating.

Stairs to First Floor

Glazed window to rear aspect, storage cupboard, doors to :-

Bedroom One

14'5" x 11'7"

Two glazed windows to side aspects, wood effect flooring , feature fireplace, radiator, door to :-

Bathroom

6'2" x 6'0"

Glazed window to front aspect, wood effect flooring, free standing claw feet bath with mixer tap set, low level WC, wash hand basin, heated towel rail, part tiled walls to compliment.

Bedroom Two

14'5" x 8'6"

Glazed windows to front and side aspects, radiator.

Stairs to 2nd Floor

Bedroom Three

16'3" x 9'8"

Two velux windows, storage cupboards, radiator, door to :-

En Suite

Velux window low level WC, wash hand basin, tiled shower cubicle. radiator.

Front Garden

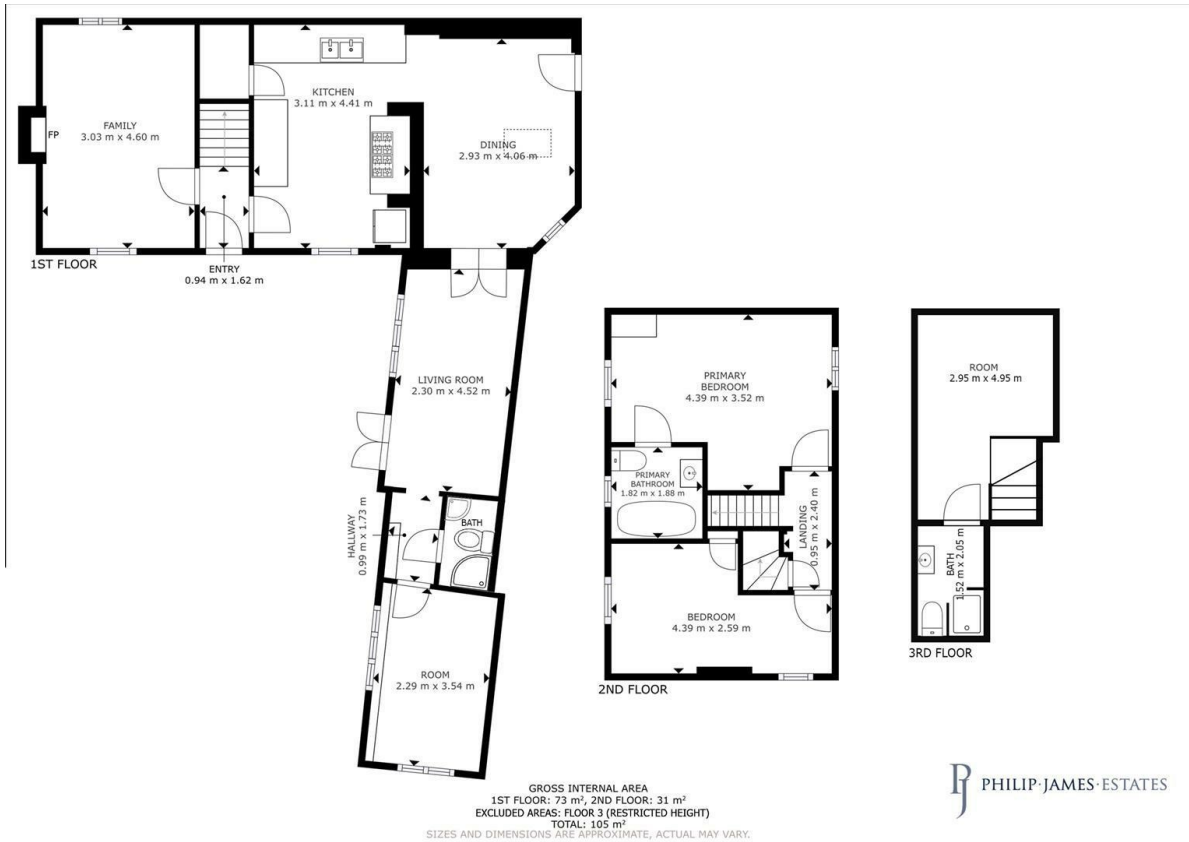
This property has a large front garden which is enclosed with gate giving access to Queen Street, brick built storage sheds, patio area with the remaining laid to lawn and flower beds.

Parking

Off road parking for one car.







PHILIP JAMES ESTATES



Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	