



## 14 St. Nicholas Way, Coggeshall, Colchester, Essex, CO6 1PX

Price £380,000

- No Chain
- Some updating required
- Viewing advised
- Three bedrooms
- Garage and Parking
- Ideal family home
- Scope to extend- subject to planning

# 14 St. Nicholas Way, Colchester CO6 1PX

An opportunity to purchase this good sized three bedroom home which could be enhanced with some updating. The property consists of lounge/diner, kitchen, three bedrooms, bathroom and separate WC. Good sized rear and front garden, parking and single garage. Viewing advised



Council Tax Band: C



#### Hallway

9'2" x 6'0"

UPvc glazed front door leading to hallway, radiator, under stairs cupboard, stairs to first floor, doors to :

#### Lounge/Diner

21'7" x 11'9"

Double glazed window to front aspect, two radiators, serving hatch to kitchen, glazed French doors to :

#### Conservatory

12'0" x 6'1"

Wood structure with single glazed windows, French doors to rear garden

#### Kitchen

12'4" x 10'3"

Double glazed window to rear aspect range of base and wall units, space for cooker, washing machine and fridge. storage cupboard, gas boiler. Double glazed door leading to back garden.

#### Stairs and Landing

14'5"x 9'0"

Stairs rising to first floor, double glazed window to front aspect, (stair lift will be removed prior to completion of the sale), loft hatch, doors to :-

#### Bedroom One

12'4" x 12'0"

Double glazed window to rear aspect, radiator.

#### Bedroom Two

12'0" x 8'9"

Double glazed window to front aspect, radiator

#### Bedroom Three

10'3" x 6'9"

Double glazed window to rear aspect, radiator.

#### Bathroom

Double glazed window to side aspect, panel bath with mixer tap set, wash hand basin, part tiled walls, radiator.

#### WC

Double glazed window to side aspect, low level WC.

#### Rear Garden

Enclosed rear garden, patio area, laid to lawn with shrubs,, door providing access to garage

#### Front Garden and Driveway

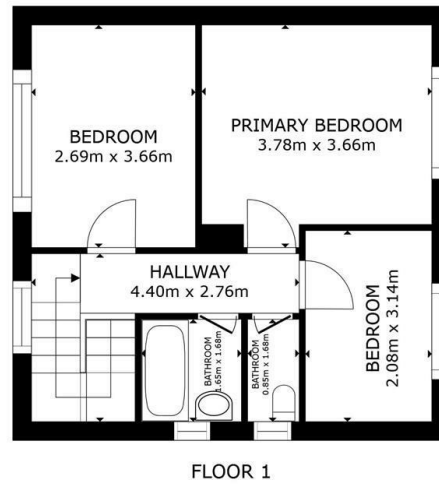
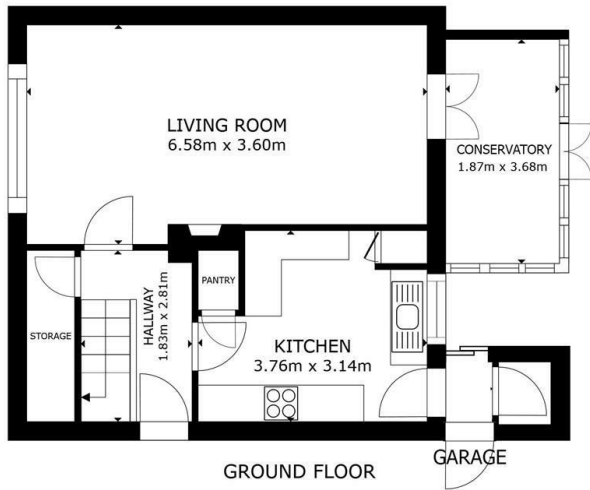
Front garden with shrubs, independent drive for one car leading to garage

#### Garage

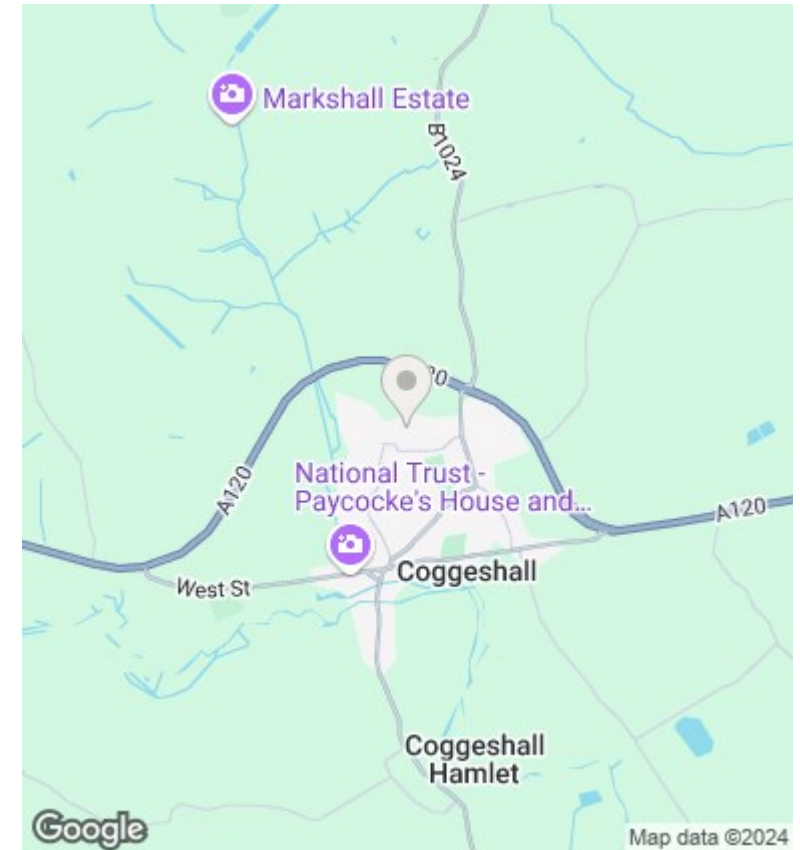
Single garage with light and power connected, double glazed window to rear aspect and side pedestrian access







GROSS INTERNAL AREA  
GROUND FLOOR 50.8 m<sup>2</sup> FLOOR 1 42.8 m<sup>2</sup>  
TOTAL : 93.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	