



## The Old Black Boy, 1 Church Street, Coggeshall, Colchester, Essex, CO6

1 TLI  
£425,000

- Grade Two listed
- Exposed beams
- Centre of Coggeshall
- No onward chain



# 1 Church Street, Colchester CO6 1TU

New to market this Grade Two listed house in the centre of Coggeshall. The property originates from the late 15C with further additions and alterations in the 19C which can be seen bth in the exposed beams and exposed wattle and daub feature. There are two large reception rooms, large kitchen, and downstairs cloakroom/Utility. To the first floor there are two large bedrooms and family bathroom. A courtyard garden wraps around the rear and side of the property together with brick built shed. The property is residential use but has in the past been commercial mixed use wine bar /living accommodation (STP consent)



Council Tax Band: D



### Entrance Door

Wooden door leading to :-

### Lounge

23'3" x 13'248'0"

Two sash glazed windows to front aspect, two radiators, exposed beams wood flooring, open to :-

### Dining Room

15'9" x 14'8"

Two glazed windows to side aspects, radiator, feature fireplace with oak mantle and wood burner, understairs cupboard, glazed door to courtyard, doors to :-

### Kitchen

13'11" x 10'5"

Glazed windows to rear and side aspect, range of base and eye level units, built in oven and combination microwave/oven, electric hob and extractor. One and half bowl sink with mixer tap set, integral dishwasher and fridge/freezer, wood effect flooring inset spot lights to compliment. Side door and French doors to courtyard garden.

### Cloakroom/Utility

9'2" x 4'7"

Glaze window to side aspect, radiator, low level WC, wash hand basin inset to vanity unit, plumbed for washing machine and space for tumble dryer.

### Stairs and Landing

Stairs to first floor with exposed beams, radiator, doors to :-

### Bedroom One

23'3" x 13'5"

Two glazed windows to front aspect, two radiators, exposed beams and vaulted ceiling exposing original features, cupboard.

### Bedroom Two

13'1" x 11'1"

Glazed window to side aspect, radiator, door to :-

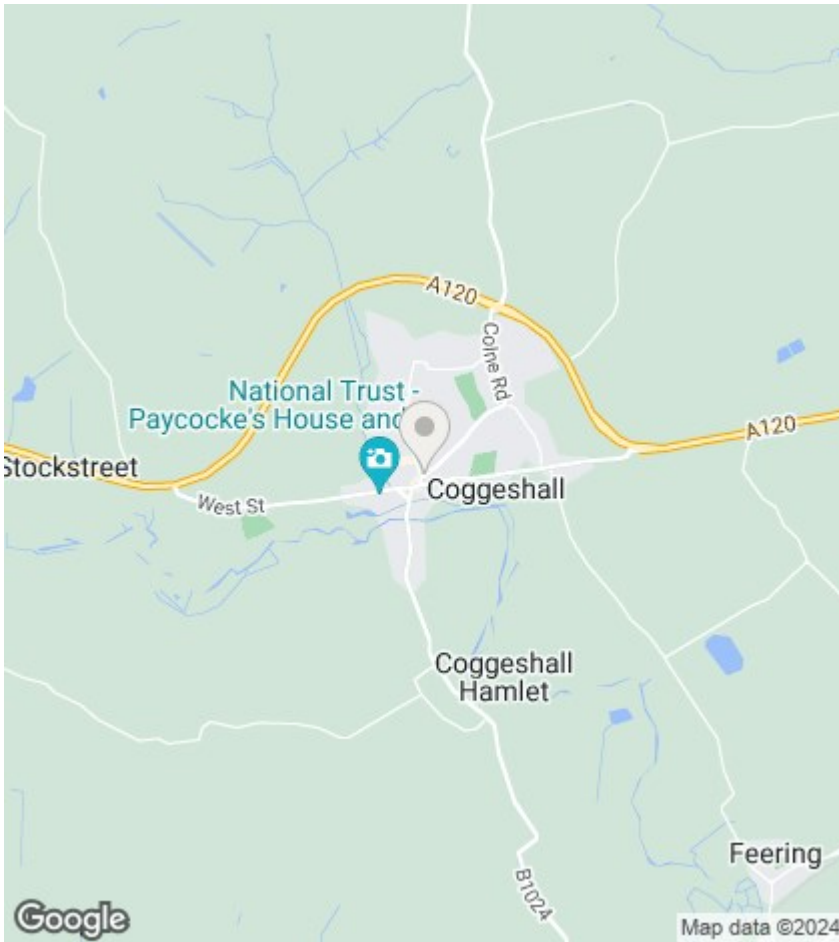
### Bathroom

13'10" x 9'6"

Glazed window to side aspect, radiator, low level WC, wash hand basin, panel bath with shower over and shower screen, part tiled walls

### Courtyard

courtyard wrapping around the side and rear aspects , shrub borders, side pedestrian access to shed and side of the property.



## Directions

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 