



## 63 Jaggards Road, Coggeshall, Colchester, Essex, CO6 1PN

£325,000

- Viewing advised
- Potential to extend /loft conversion (STP)
- Two double bedrooms
- large front and rear gardens
- Overlooking allotments and Church.
- Parking for at least three cars



## 63 Jaggards Road, Colchester CO6 1PN

An opportunity to purchase this two bedroom semi with large rear and front gardens. There is ample scope for either extended or building into the loft ( subject to required planning) to provide a further bedroom and extend the living accommodation. The property consists of hallway, lounge, kitchen, dining room , two double bedrooms and family bathroom. Large rear garden with out buildings backing on to the church. Ample off road parking to the front for in excess of 3 cars, viewing is recommended to avoid disappointment.



Council Tax Band: B



#### Entrance Hall

7'4" x 6'9"

Entrance via recently installed composite front door to hallway with stairs to first floor, storage area, electric storage heater, door to :-

#### Lounge

12'1" x 9'9"

Double glazed bay window to front aspect, feature fireplace with ornate insert and hearth, storage heater, door to :-

#### Kitchen

9'9" x 9'0"

Double glazed window to rear aspect, range of base and eye level units, single stainless steel sink with mixer tap set, plumbed for washing machine, dishwasher and fridge/freezer. Pantry cupboard, space for cooker, extractor hood, double glazed door leading to rear garden. Door to :-

#### Dining Room

9'4" x 9'0"

Double glazed French doors to the rear garden, electric heater.

#### Bedroom One

13'1" x 9'10"

Double glazed window to front aspect, built in wardrobes, storage heater, built in cupboard.

#### Stairs and Landing

10'1" x 6'6"

Double glazed window to side aspect, electric consumer unit, loft hatch, doors to :-

#### Bedroom Two

10'3" x 8'6"

Double glazed window to rear aspect, built in wardrobes, storage heater.

#### Bathroom

6'6" x 5'4"

Double glazed window to rear aspect, low level WC, hand basin inset to vanity unit, panel bath with shower over, shower screen, fully tiled to compliment.

#### Rear Garden

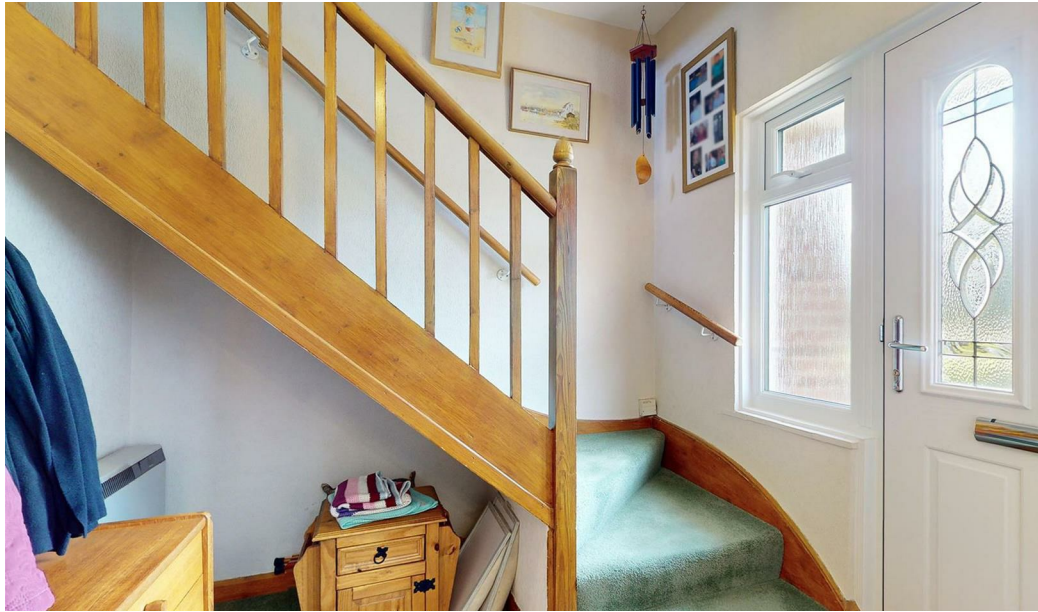
Large rear garden overlooking Church and also the allotments. Two brick built storage cupboards, brick built shed. Garden mainly laid to lawn with mature shrub borders.

#### Front Garden

Large front garden enclosed by shrub borders, driveway providing parking for in excess of three cars.







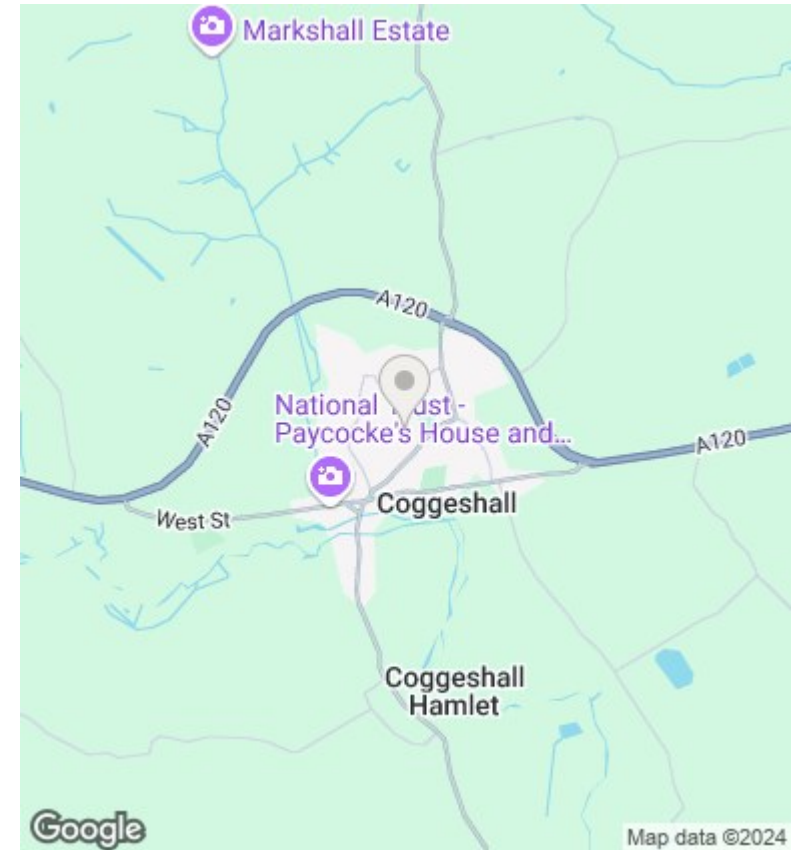
## Directions

## Viewings

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

## Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	