



## 11 Churchfield Road, Coggeshall, Colchester, Essex, CO6 1QE

£400,000

- Three bedrooms
- Viewing advised
- Off road parking and garage
- Fitted kitchen
- Double glazed

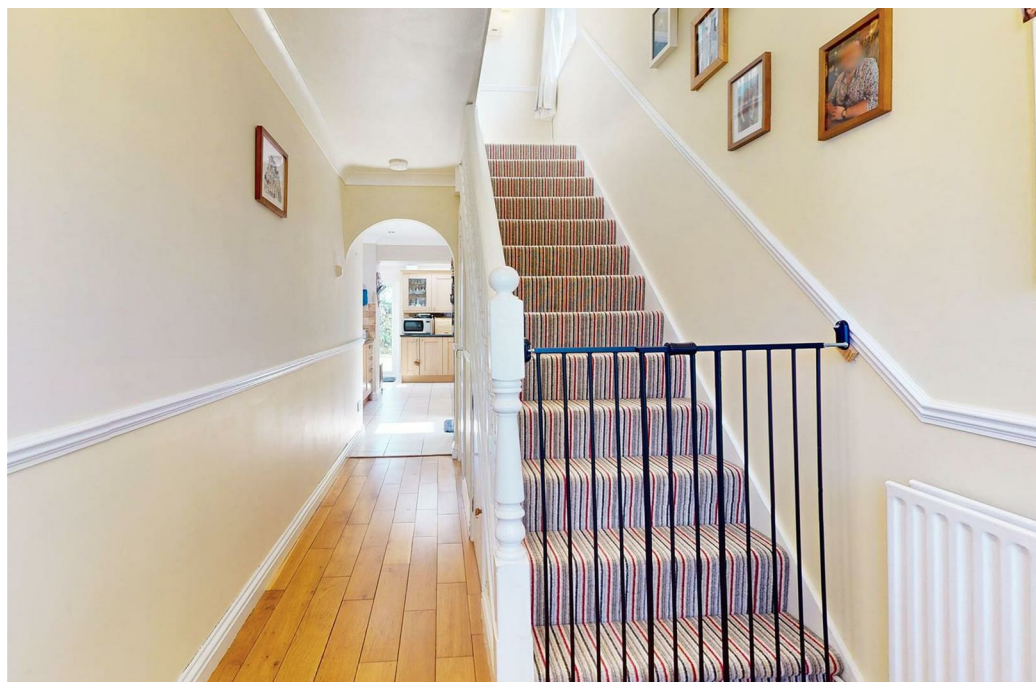


# 11 Churchfield Road, Colchester CO6 1QE

An opportunity to purchase this three bedroom family home overlooking allotments in cul de sac position. The property offers spacious accommodation and viewing is highly recommended, lounge, fitted kitchen/diner leading to rear garden, downstairs cloakroom. To the first floor there are three bedrooms and family bathroom. Enclosed rear garden, front garden providing parking for two cars and single garage.



Council Tax Band: D



#### Entrance Hall

15'2" x 6'0"

Double glazed UPvc front door with double glazed side panel to hallway, radiator, wood flooring, stairs to first floor, doors to :-

#### Lounge

17'5" x 11'10"

Double glazed leaded light window to front aspect, radiator, wood flooring, wood burner, open to :-

#### Kitchen/Diner

19'2" x 17'5"

Double glazed windows to rear and side aspect, two double glazed velux windows, range of base nad eye level units, central island with one nad half bowl sink unit with mixer tap set, integral washing machine and dishwasher. Space for Fridge/freezer, range effect cooker and extractor over., radiator. Tiled floor and tiled splashbacks to compliment, double glazed door to side aspect and double glazed French doors leading to rear garden.

#### Downstairs Cloakroom

Low level WC, wash hand basin, radiator.

#### Stairs and Landing

10'1" x 6'0"

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

#### Bedroom One

13'11" x 11'10"

Double glazed leaded light window to front aspect, radiator,

#### Bedroom Two

11'10" x 9'9" to wardrobes

Double glazed window to rear aspect, radiator, built in wardrobes.

#### Bedroom Three

9'7" x 7'10"

Double glazed leaded light window to front aspect, built in wardrobes, built in cabin bed with storage under and over., radiator.

#### Bathroom

8'11" x 5'8"

Double glazed window to rear aspect, low level WC and wash hand basin inset to vanity unit, panel bath with shower over, heated towel rail, fully tiled walls to compliment.

#### Rear Garden

Enclosed rear garden overlooking allotments , commencing with patio with the remaining laid to lawn with mature shrubs.

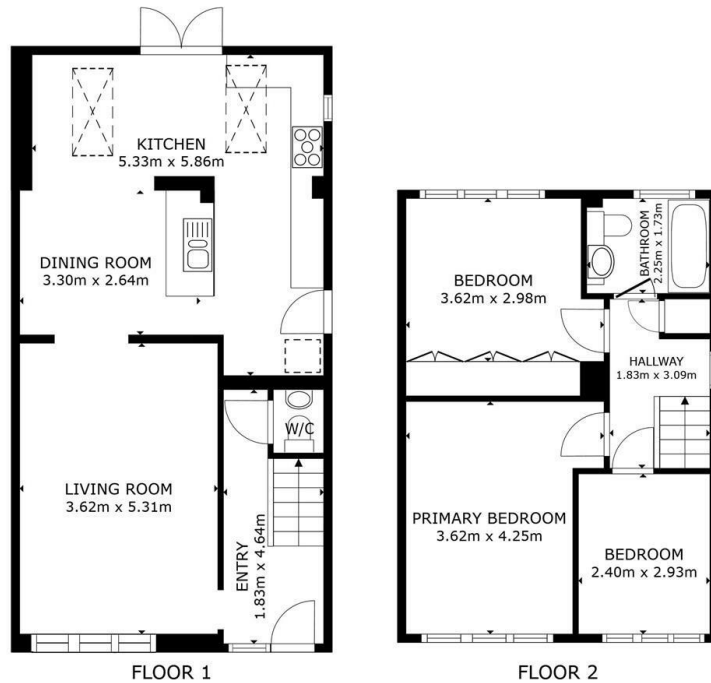
#### Front Garden and Garage/Parking

Laid to block paved providing parking for two cars leading to single garage with up and over door.



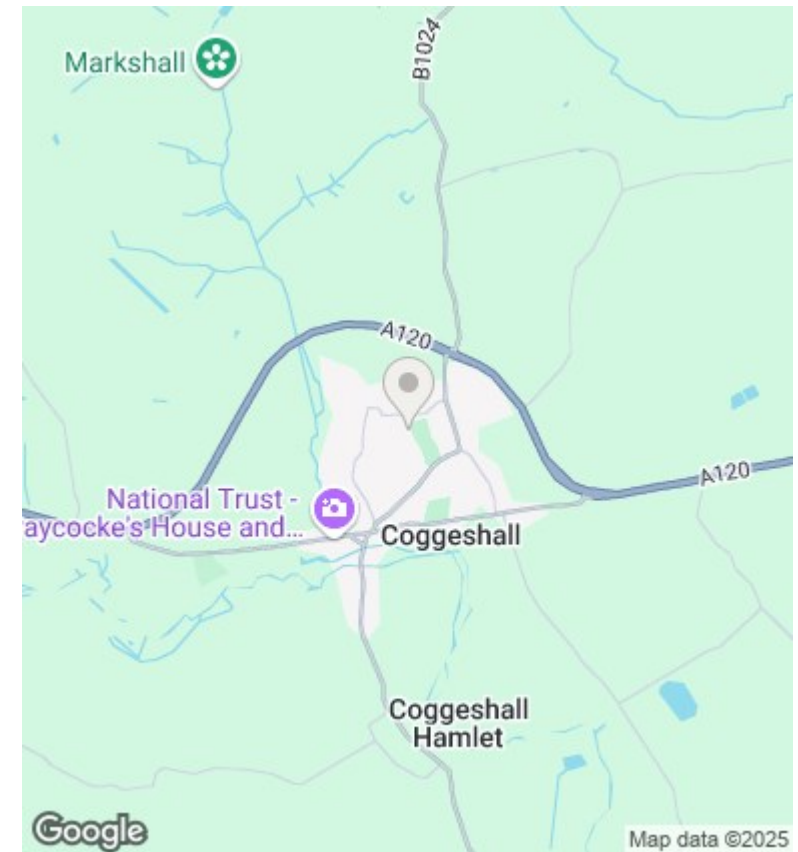






GROSS INTERNAL AREA  
FLOOR 1 58.5 m<sup>2</sup> FLOOR 2 44.2 m<sup>2</sup>  
TOTAL : 102.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 PHILIP JAMES ESTATES



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</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		
England & Wales		EU Directive 2002/91/EC 