



101 Tilkey Road, Coggeshall, Coggeshall, Essex, CO6 1QN

£250,000

- Requires some refurbishment
- Gas central heating
- Large rear garden
- Parking
- Part double glazing
- Two bedrooms
- Viewing advised

101 Tilkey Road, Coggeshall CO6 1QN

An opportunity to purchase this two bedroom cottage which does require some refurbishment. The property does benefit from having some double glazing, gas central heating, two double bedrooms and upstairs bathroom. Large rear garden, off road parking. CASH BUYERS ONLY



Council Tax Band: B



Hallway

6'5" x 278'10"

Wood front door leading to hallway, glazed window to side aspect, doors to :-

Providing parking for two cars with borders.

Lounge/Dining Room

20'4" x 19'3"

Double glazed window to front and rear aspects, two radiators, Brick feature fireplace with open fire grate and hearth. Stairs to first floor.

Kitchen

10'6" x 8'2"

Double glazed window to rear aspect, range of base and eye level units, plumbed for washing machine, built in electric oven and gas hob, radiator.

Stairs and Landing

8'11" x 278'10"

Open tread stairs to first floor, glazed window to side aspect, radiator, loft hatch, doors to :-

Bedroom One

11'11" x 10'9"

Double glazed window to front aspect, radiator.

Bedroom Two

13'6" x 8'1"

Double glazed window to rear aspect, radiator.

Bathroom

8'2" x 6'0"

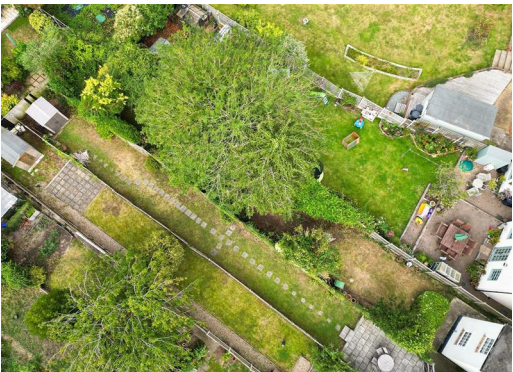
Glazed window to rear aspect, panel bath, low level WC, wash hand basin, fully tiled walls to compliment.

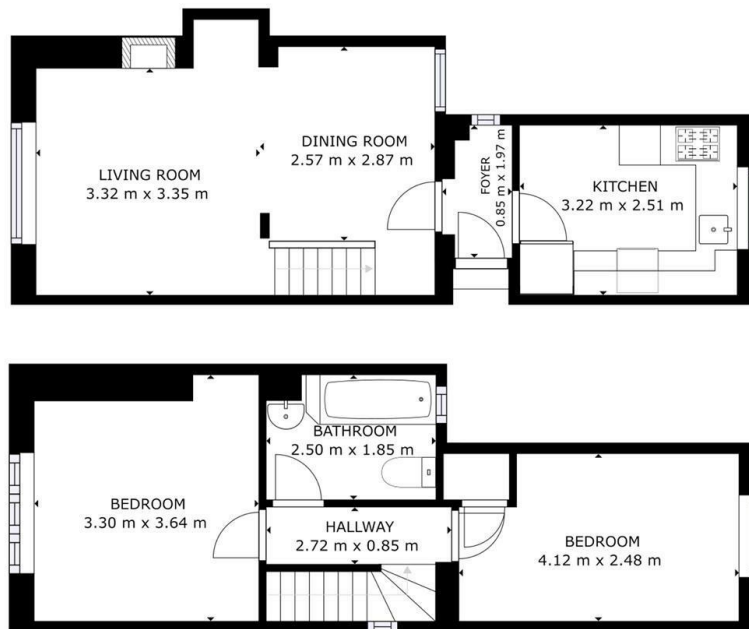
Rear Garden

Rear garden in excess of 100ft mainly laid to lawn with mature shrubs.

Front Garden







GROSS INTERNAL AREA
FLOOR 1: 33.7 m²; FLOOR 2: 33.65 m²
TOTAL: 67.35 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 PHILIP JAMES ESTATES

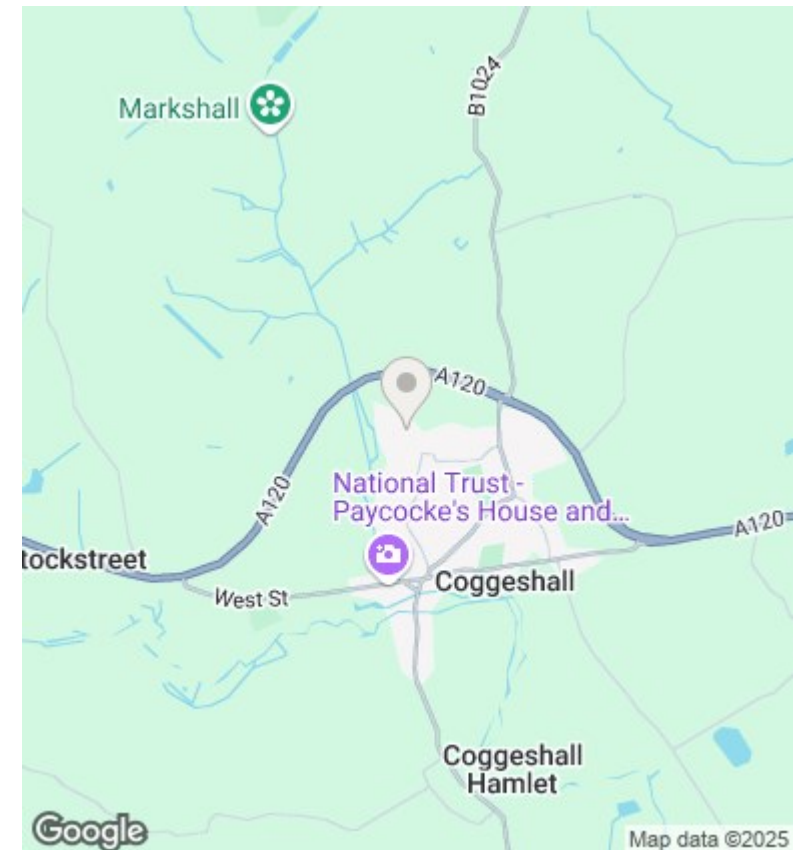
Directions


Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		