



## 27 Jaggards Road, Coggeshall, Colchester, Essex, CO6 1PL

£345,000

- No onward chain
- Electric storage heaters
- Three bedrooms
- Viewing advised
- Good sized rear and front garden
- Street parking

## 27 Jaggards Road, Colchester CO6 1PL

An opportunity to purchase this three bedroom family home which would benefit from some updating. The property consists of lounge, kitchen/diner to the ground floor and then three bedrooms to the first floor together with a family bathroom. There is a three storage sheds to the side one with a WC and sink, enclosed rear garden and large front garden. Viewing is advised on this family home which is offered with no onward chain.



Council Tax Band:



#### Entrance

6'0" x 6'8"

Composite front door with obscured glass panel, double glazed obscured window. Leading to :-

#### Living Room

13'10" x 12'4"

Double glazed bay window, electric storage heater, electric fireplace. Leading to :-

#### Kitchen

9'6" x 8'2"

Double glazed window to rear, x2 built in storage cupboards, fitted base level units. Side passage with 3 x storage sheds. Leading to :-

#### Dining Room

10'4" x 8'2"

Double glazed window, electric storage heater,

#### Landing

9'10" x 7'10"

Double glazed window, electric storage heater, loft hatch.

#### Main Bedroom

13'8" x 10'7"

Double glazed window to front, fireplace, one fitted wardrobe and one airing cupboard.

#### Bedroom 2

11'8" x 11'10"

Double glazed window, fitted wardrobe.

#### Bedroom 3

8'3" x 8'7"

Double glazed window to rear, fitted cupboard.

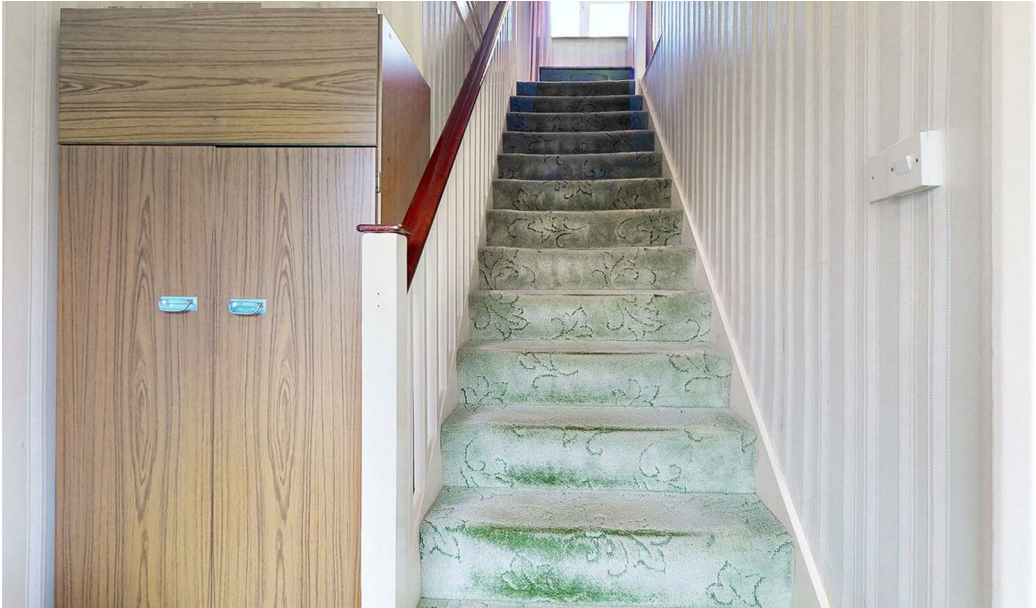
#### Bathroom

10'4" x 5'7"

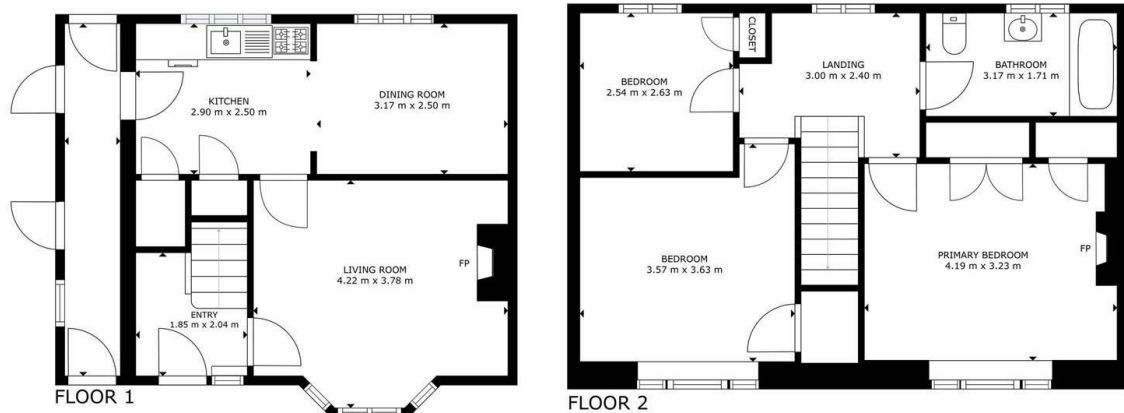
Double glazed obscured window, fitted white bathroom suite, electric panel heater.

#### Gardens

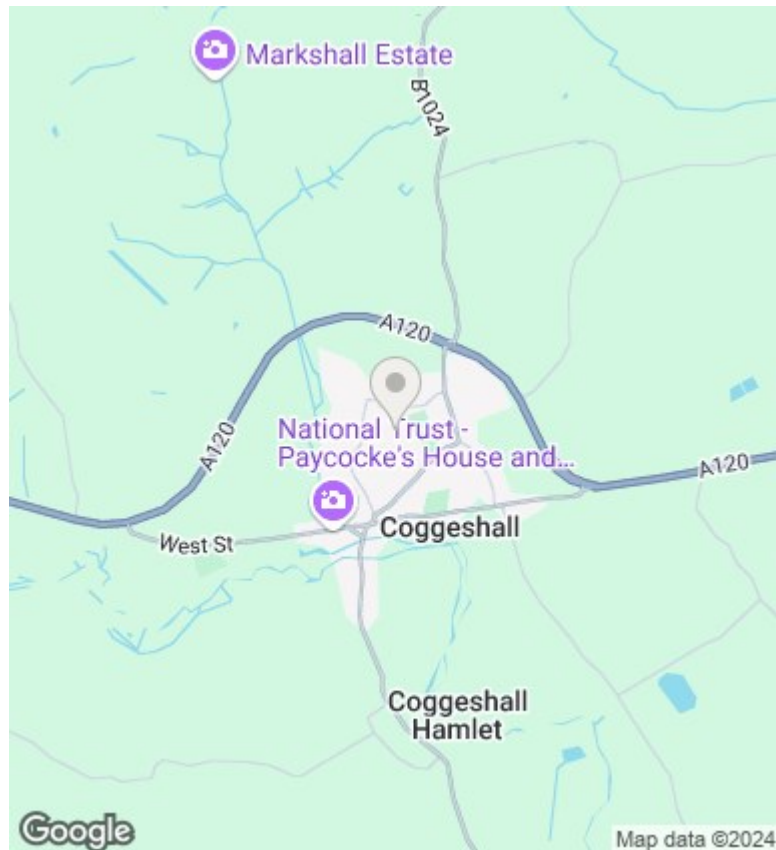
Large front and rear enclosed gardens







GROSS INTERNAL AREA  
 FLOOR 1: 43 m<sup>2</sup>; FLOOR 2: 54 m<sup>2</sup>  
 TOTAL: 97 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>			
(55-68) <b>D</b>		51	
(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	