



GROSS INTERNAL AREA
FLOOR 1: 39.11 m² FLOOR 2: 22.24 m²
EXCLUDED AREA: PATIO: 5.51 m²
TOTAL: 66.85 m²

PHILIP JAMES ESTATES



122 Tilkey Road, Coggeshall, Colchester, Essex, CO6 1QN

£305,000

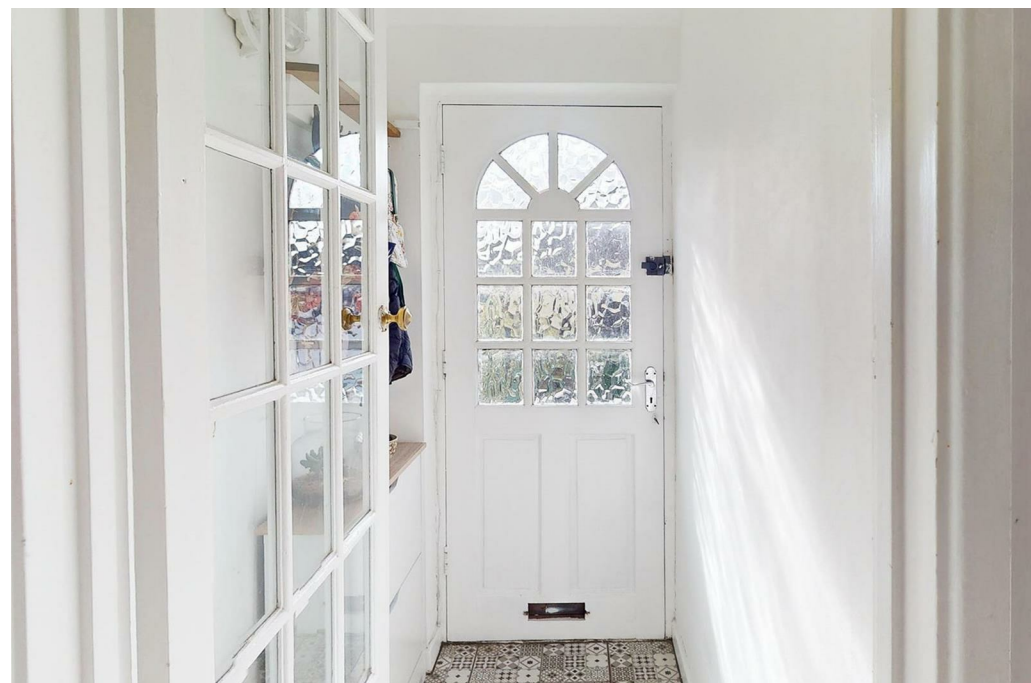
- Viewing advised
- Excellent condition
- Two bedrooms
- Off road parking
- Enclosed rear garden
- Fitted kitchen

122 Tilkey Road, Colchester CO6 1QN

Viewing is recommended to avoid disappointment on this two bedroom cottage with off road parking for one car. The property has a large lounge/diner, fitted kitchen, downstairs bathroom and two two bedrooms to the first floor. To the rear is an enclosed rear garden.



Council Tax Band: B



Entrance Way

Wooden front door with obscured glass top half. Leading to :-

Living/Dining Room

22'5" x 11'8"

Double glazed front window, x2 centrally heated radiators, feature fireplace, Velux window

Kitchen

9'5" x 8'8"

Double glazed window, fitted double oven, butler sink, range of fitted base and eye level units, under stairs storage cupboards, rear stable door. Leading to :-

Bathroom

9'1" x 7'4"

Double glazed obscured window, fitted white bathroom suite, heated chrome centrally heated towel rail.

Main Bedroom

12'4" x 11'8"

Double glazed window, centrally heated radiator.

Bedroom Two

9'3" x 8'5"

Double glazed window, centrally heated radiator, built in storage cupboard.

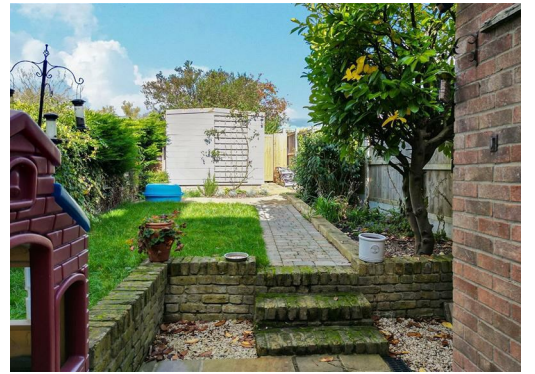
Rear Garden

Enclosed rear garden which the current vendor has created different zones including a lawned and patio area.

Front Garden

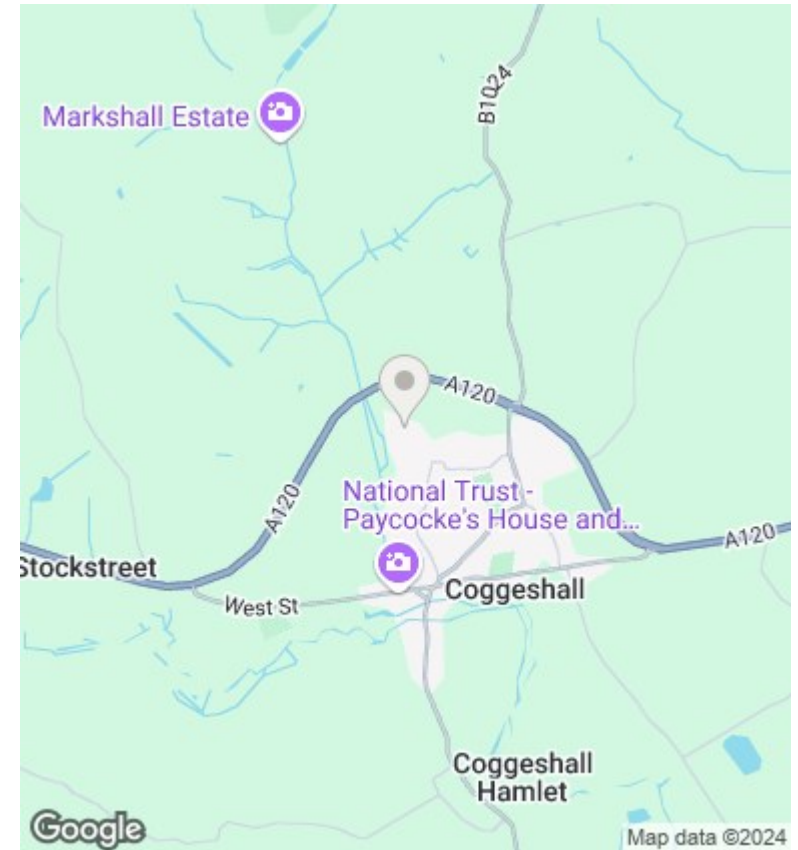
The front has been converted to allow parking for one car.







GROSS INTERNAL AREA
 FLOOR 1: 39.11 m², FLOOR 2: 22.74 m²
 EXCLUDED AREAS: PATIO: 5.51 m²
 TOTAL: 61.85 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	