



Anne Cottage, 89 Church Street, Coggeshall, Colchester, Essex, CO6

Offers Over £475,000

- Coggeshall centre
- immaculate condition
- Off road parking
- Viewing highly recommended
- Three bedrooms
- Gas central heating

89 Church Street, Colchester CO6 1UB

An opportunity to purchase in the heart of Coggeshall this three bedroom cottage which has been maintain to an excellent standard by the current vendor. The property boost ample downstairs accommodation in having, lounge, kitchen/breakfast room and dining area and downstairs bathroom. The three bedrooms are reached by two separate staircase with one set leading to bedroom one and three and the other to bedroom Two. There is a very well stocked rear garden and to the front there is off road parking behind wooden gates. ** the current vendor uses this as a front hidden garden**



Council Tax Band: E



Entrance Hall

Double glazed window to side aspect, composite front door

Kitchen/breakfast Room

14'5" x 11'4"

Glazed window to rear aspect, range of base and eye level units, electric oven, hob and extractor hood. Tile floor to compliment, exposed brickwork, single sink with mixer tap set., storage shelves, wood burner, radiator. glazed back door. Stairs to bedroom two

Dining Room

11'7" x 11'0"

Double glazed window to side aspect, exposed beams, tiled floor, radiator, sky light lantern, stairs to bedrooms one and three.

Lounge

13'3" x 10'4"

Double glazed window to front aspect, wood flooring, open fireplace with wood mantle. radiator, storage cupboard

Bathroom

7'1"x 5'6"

Low level WC, wash hand basin, panel bath with shower, rain shower over and shower screen. part tiled walls to compliment. Heated towel , marble tiled floor with underfloor heating.

Stairs and Landing

Stairs to first floor, exposed beams, doors to -

Bedroom One

13'10" x 13'5"

Double glazed windows to front and side aspects, exposed beams, part panelled walls, built in wardrobes, radiator

Bedroom Three

8'7" x 8'2"

Double glazed window to rear aspect, radiator.

Stairs to Second Bedroom

Double glazed window to front aspect, door to :-

Bedroom Two

11'4" x 8'6"

Double glazed windows to front and rear aspects, radiator

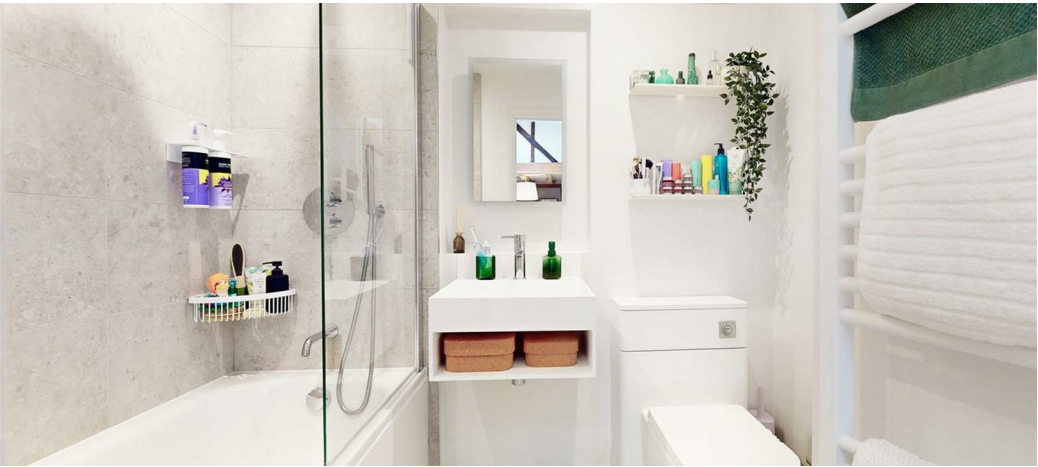
Rear Garden

The garden has been planted to incorporate a central patio area with mature shrubs and borders, garden shed and side access leading to :-

Front Garden/Parking

The front of the property is accessed via a wooden gate also a pair of wooden gates provide access for off road parking (there is also a dropped kerb outside)

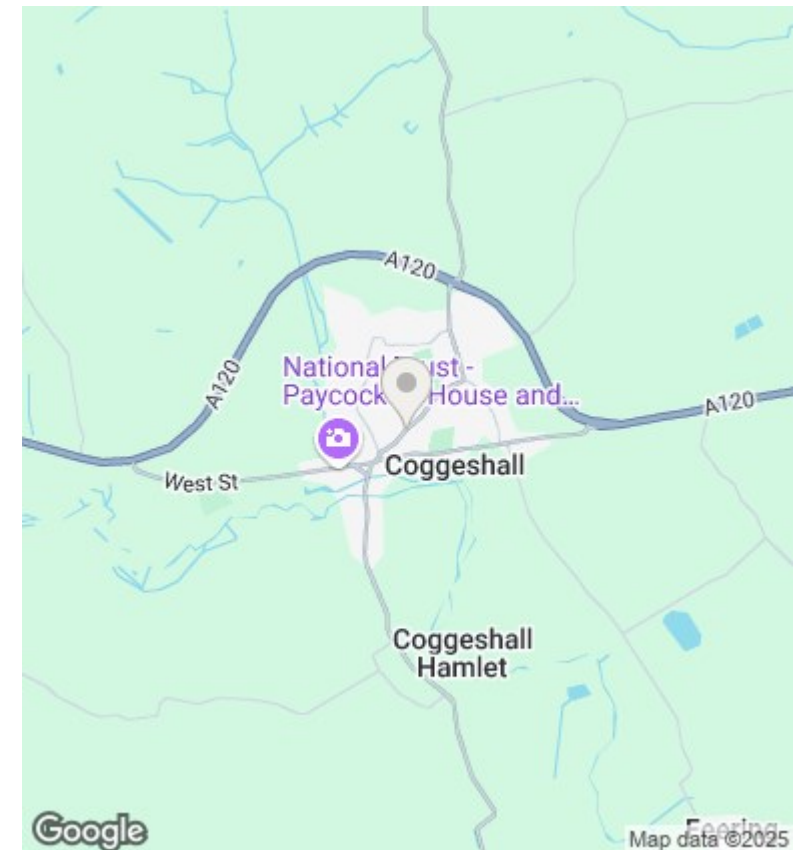






GROSS INTERNAL AREA
FLOOR 1 49.6 m² FLOOR 2 38.5 m²
EXCLUDED AREAS : VERANDA 7.0 m²
TOTAL : 88.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PHILIP JAMES ESTATES



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		