



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

£550,000

- Off road parking
- No onward chain
- Study/garden room
- 300ft (approx) rear garden
- Three double bedrooms
- Viewing advised
- Fitted kitchen

119 Tilkey Road, Colchester CO6 1QN

A gardeners delight this three bedroom detached house with a rear garden in excess of 300ft overlooking countryside with off road parking. Viewing is highly recommended to avoid disappointment.



Council Tax Band: C



Entrance Hall

8'4" x 4'4"

Double glazed UPvc front door leading to hallway, tiled floor, radiator, doors to:

Downstairs Cloakroom

Double glazed window to front window, low level WC, wash hand basin inset to vanity unit, radiator, tiled floor to compliment.

Lounge/Dining Room

20'1" x 14'1"

Double glazed window to rear garden, French doors to a rear veranda leading to the rear garden, tiled floor to compliment, two radiators, feature fireplace, door to:-

Hallway

7'8" x 5'7"

Storage cupboard, radiator, stairs to first floor, doors to :-

Fitted Kitchen

10'6" x 9'5"

Double glazed window to rear aspect, range of base and eye level units, double oven, gas hob, extractor hood, plumbed for dishwasher, integral fridge/freezer. Radiator, single sink with mixer tap set, tiled floor to compliment, glazed door to :-

Inner Lobby/Laundry

6'3" x 4'2"

Glazed window to side aspect, plumbed and space for washing machine and tumble dryer, door to rear garden and door to :-

Sun room/Study

10'1" x 8'5"

Double glazed windows to two side aspects, radiator, tiled floor to compliment.

Bathroom

7'8" x 7'0"

Double glazed window to side aspect, low level WC, wash hand basin inset to vanity unit. double shower unit, part tiled walls to compliment, heated towel rail.

Bedroom One

11'3" x 10'10"

Double glazed window to front aspect, feature fireplace, two built in wardrobes, radiator.

Stairs and Landing

Loft hatch, doors to :-

Bedroom Two

12'10" x 9'6"

Double glazed window to front aspect, built on wardrobe, radiator.

Bedroom Three

10'2" x 7'10"

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

Rear Garden

The garden is approx 300 ft long and has been lovingly maintained by the current vendors and overlooks countryside. The garden include a pond, mature shrubs and trees, (none with a tree preservation order on).

Front

To the front of the property there is ample parking for at least three cars.

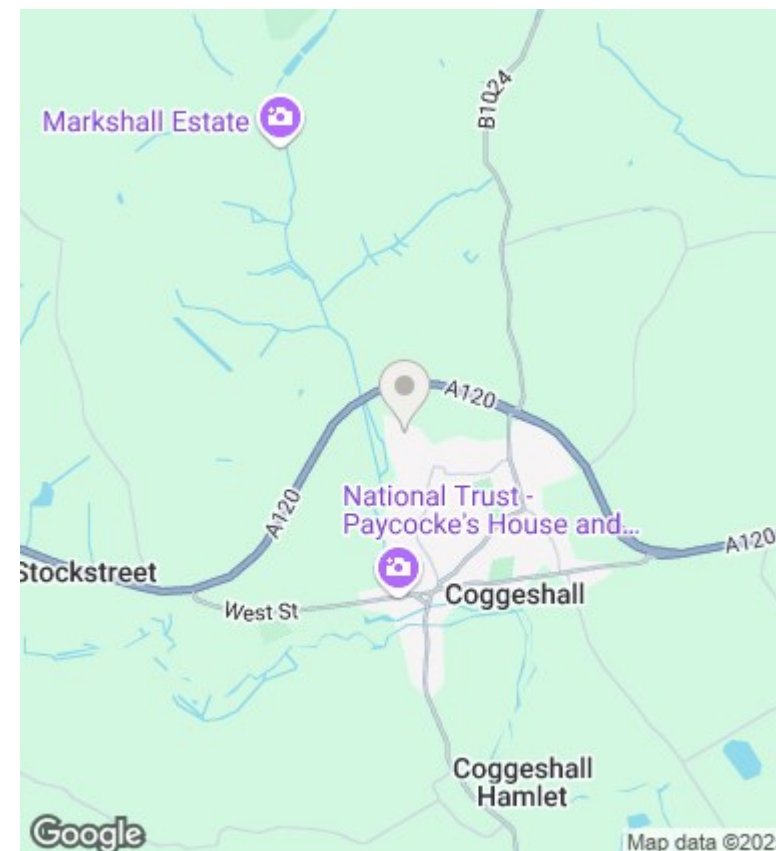
Agents Note

*** We have been advised by the vendors that they had planning permission to carry out a ground and first floor side and rear extension in 1988. Only the ground floor was carried out , however the foundations where installed to allow further building (STP and current building regulations)



GROSS INTERNAL AREA
FLOOR 1: 80 m², FLOOR 2: 24 m²
TOTAL: 103 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC