



## 66 Tilkey Road, Coggeshall, Coggeshall, Colchester, Essex, CO6 1PH

£400,000

- Views over countryside
- Ample off road parking
- Utility/downstairs cloakroom
- Good family accommodation
- Fitted kitchen
- Summerhouse to remain
- Three bedrooms
- Viewing advised
- NO CHAIN



# 66 Tilkey Road, Coggeshall, Colchester CO6 1PH

OFFERED WITH NO ONWARD CHAIN, Philip James Estates highly recommend an early viewing on this three bedroom semi detached home with excellent family accommodation. The property consists of lounge, dining room, conservatory and kitchen and utility room to the ground floor. To the first floor there are three bedrooms, two double, one large single and family bathroom. Enclosed rear garden, front garden provides ample parking for several vehicles. Views over the countryside to the front, please call to arrange an appointment



Council Tax Band: C



#### Entrance Hall

14'6" x 3'3"

Part glazed composite door leading to hallway, radiator, wood flooring, two understairs cupboards, stairs to first floor. Doors to :-

#### Kitchen

12'3" x 10'2"

Range of base and eye level units, integral dishwasher, fridge/freezer, double oven and hob with extractor over. One and half bowl sink with mixer tap set, tiled splashbacks, under cabinet lighting, feature radiator and tiled flooring to compliment. Opening to :-

#### Dining Room

15'8" x 10'10"

Double glazed window to rear aspect, radiator, built in storage cupboards to one wall, wood flooring, open to lounge. Double glazed patio doors leading to :-

#### Conservatory

15'5" x 7'11"

Part brick/part Upvc double glazed conservatory with window, roof and door blinds to remain, wood flooring, side double glazed French doors leading to rear garden.

#### Lounge

22'11" x 11'6"

Double glazed window to front aspect, wood flooring, two radiators.

#### Inner Lobby

6'11" x 3'8"

Upvc part glazed door leading to garden, wood flooring, door to :-

#### Utility Room/Cloakroom

11'1" x 9'0"

This was formed from the rear part of the garage, wood effect flooring, radiator, double glazed window to rear aspect, plumbed for washing machine, space for tumble dryer. Low level WC, wash hand basin, eye level units providing additional storage

#### Stairs and Landing

14'6" x 3'3"

Double glazed window to front aspect, loft hatch with loft ladder, part boarded, doors to :-

#### Bedroom One

12'0" x 10'5"

Double glazed window to rear aspect, radiator, built in wardrobes with sliding doors.

#### Bedroom Two

12'0" x 9'1"

Double glazed window to front aspect, radiator.

#### Bedroom Three

10'4" x 6'9"

Double glazed window to rear aspect, radiator.

#### Bathroom

8'3" x 5'5"

Double glazed window to side aspect, low level WC and hand basin inset to vanity unit, heated demister mirror. P shaped bath with shower screen and Mira shower over, further built in three drawer unit with glass fronted unit over. Fully tiled walls and floor and inset lighting to compliment, heated towel rail.

### Rear Garden

Commencing with patio area which continues to the side of the property giving side access via wooden gates. Steps leading to garden which is laid to lawn with shrub borders and a further raised patio area and raised vegetable beds. There is also a summer house which we understand from the vendors will remain

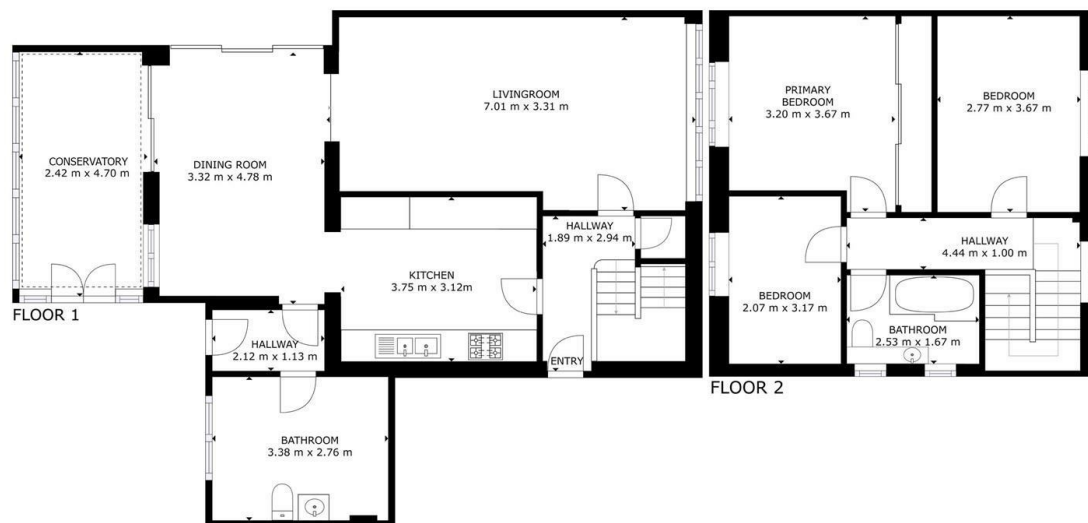
### Front Garden

The front garden has been block paved to allow access for parking for several vehicles which leads to the garage with up and over door (The current vendor has sectioned off the back part as a utility room)



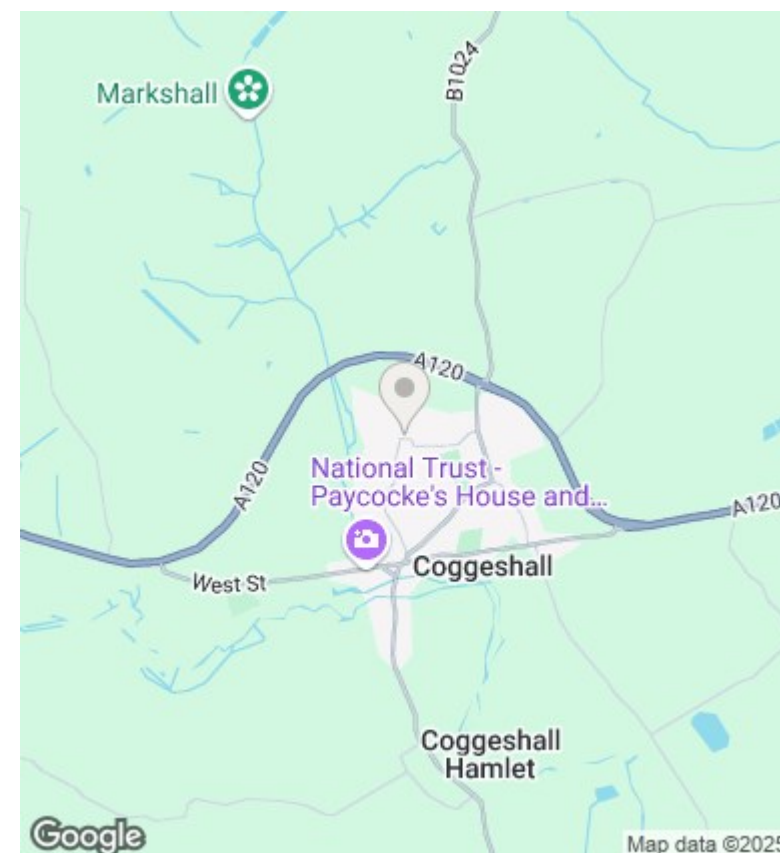






GROSS INTERNAL AREA  
FLOOR 1: 86 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
TOTAL: 133 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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