



71 Stoneham Street, Coggeshall, Colchester, Essex, CO6 1UJ

£380,000

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An opportunity to purchase this two bedroom cottage which has off road parking for one car. The property consists of a lounge, large kitchen/dining room opening to a large back garden. On the first floor there are two double bedrooms with a luxury shower room. The property has been completely renovated to a high specification whilst retaining its original features. Viewing is highly recommended to avoid disappointment.



Council Tax Band: B



Entrance

Entrance door to :-

Lounge

13'9" x 11'8"

Double glazed window to front aspect, wood effect flooring, under floor heating, exposed brick feature fireplace with wood burner. Stripped wood door to :-

Kitchen/Dining Room

19'0" x 10'4"

Double glazed window to side aspect, underfloor heating, wood effect flooring. Range of base units with integral washing machine, dishwasher, microwave and fridge/freezer. Range style cooker with cooker hood over, marble worktops and tiled splashbacks, inset lighting to compliment. French doors leading to the rear garden and side access.

Stairs and Landing

5'9" x 5'2"

Double glazed window to side aspect, loft hatch with loft ladder, doors to :-

Bedroom One

11'6" x 8'7"

Double glazed window to front aspect, radiator, feature fireplace.

Bedroom Two

10'3" x 8'0"

Double glazed window to side aspect, radiator, built in wardrobes.

Bathroom

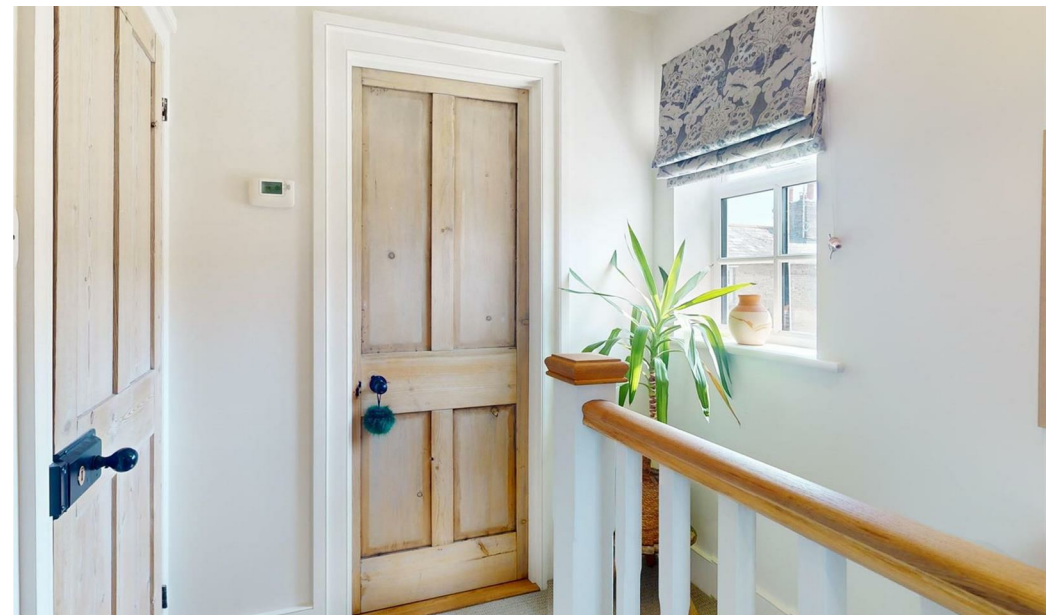
Wal in double shower cubicle, low level WC, wash hand basin, heated towel rail. Tiled walls and floor to compliment

Rear Garden

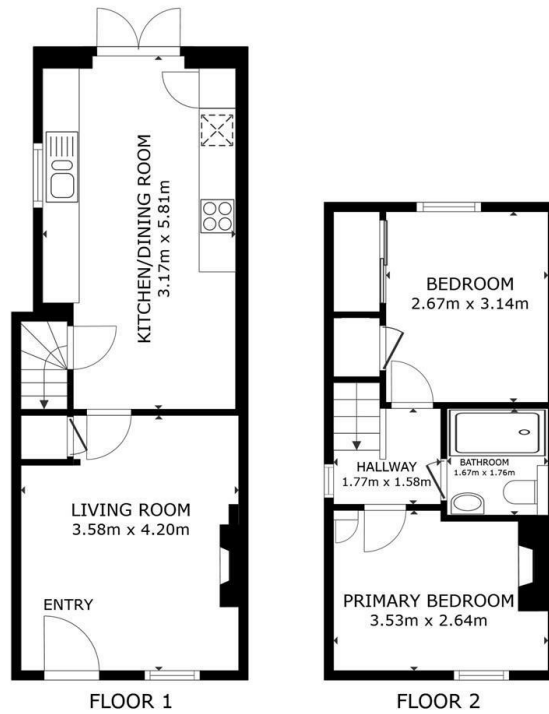
Enclosed rear garden commencing with a patio area, remaining laid to lawn. Side access leading to :-

Off Street Parking

Block paved with drop kerb allowing parking for one car







GROSS INTERNAL AREA
FLOOR 1 34.0 m² FLOOR 2 26.7 m²
TOTAL : 60.7 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

B

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 