



27 St Peters Road, Coggeshall, Colchester, Essex, CO6 1SR

Price £387,000

- Viewing recommended
- Kitchen/diner
- Workshop
- Large garden
- Three bedrooms
- Conservatory
- Off road parking

27 St Peters Road, Colchester CO6 1SR

Viewing is highly recommended on this family home which benefits from having both ample parking, garden, and a large store/workshop/home office. The property consists of porch, lounge, kitchen/diner, conservatory, and downstairs cloakroom to the ground floor. To the first floor there are three bedrooms and a bathroom. Large, enclosed garden and ample parking off road.



Council Tax Band: C



Porch

Composite front door, double glazed window to side aspect, door to :-

Hall

Stairs to first floor, door to :-

Lounge

15'3" x 10'7"

Double glazed window to front aspect, feature radiator, feature electric fire, wall shelves, wooden effect flooring, door to :-

Kitchen/Diner

18'6" x 10'7"

Double glazed windows to rear and side aspects, range of base and eye level units incorporating fridge/freezer, rangemaster cooker and extractor hood, tiled splashbacks, inset lighting and tiled floor to compliment. Double glazed part glazed door to side aspect, double glazed French doors leading to :-

Conservatory

13'1" x 12'5"

Brick and double glazed construction with internal insulated roof, wood effect flooring, French doors leading to the garden

Downstairs Cloakroom

Double glazed window to side aspect, low level WC, hand basin

Stairs and Landing

Stairs to floor, double glazed window to side aspect, loft hatch, feature radiator, doors to :-

Bedroom One

11'1" x 9'10"

Double glazed window to front aspect, feature radiator,.

Bedroom Three

9'4" x 8'10"

Double glazed window to rear aspect, feature radiator.

Bedroom two

9'10" x 6'10"

Double glazed window to rear aspect, feature radiator.

Bathroom

Double glazed window to front aspect, low level WC, hand basin inset to vanity unit, panel bath with shower over, shower screen, Part tiled walls and floor to compliment.

Rear Garden

Commencing with patio area, remaining laid to lawn and shrubs enclosed with panel fencing.

Front Garden

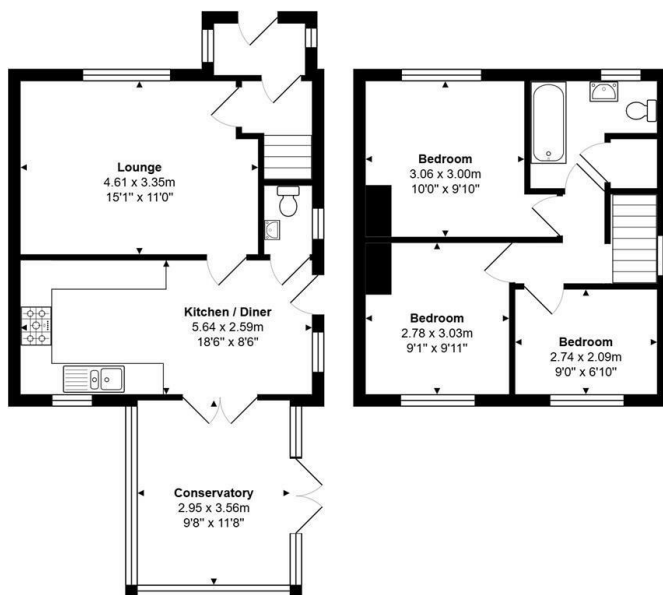
The property is screened from the road with mature, manicured hedging remaining laid to lawn, large wooden shed/workshop/office with power and light connected.

Parking

The property has a driveway that provides parking for three cars.







Total Area: 81.1 m² ... 873 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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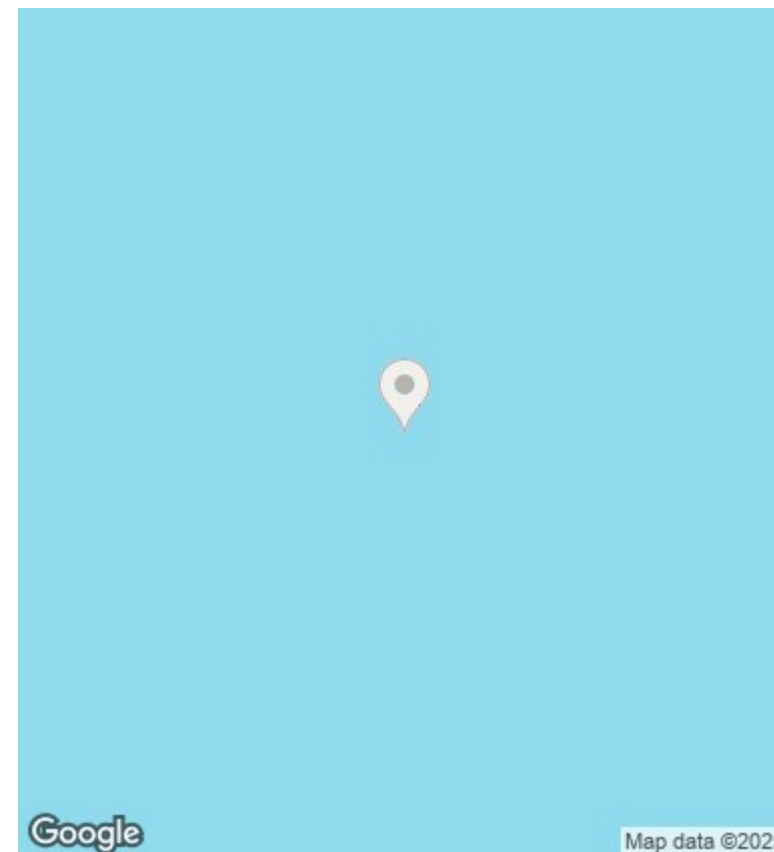
Directions

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		
(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 