PHILIP·JAMES·ESTATES

19 Queen Street, Coggeshall, Colchester, Essex, CO6 1UF

£280,000

- No chain
- Two bedrooms
- Viewing advised
- Enclosed garden
- Excellent condition

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
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Philip James Estates are pleased to offer for sale this two bedroom terraced house which benefits from having no onward chain. The property has been maintained to an excellent standard and viewing is highly recommended. To the ground floor there is a lounge, kitchen/diner and downstairs bathroom. To the first floor there are two bedrooms, to the rear of the property there is an enclosed garden. Please call for further details.

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Council Tax Band: C

Entrance
Composite front door leading to :-

Lounge
12'6" x 11'8"
Double glazed sash window to front aspect, wood flooring, brick fireplace with wood burner, tiled hearth and wood mantle. Built in cupboard and shelves, radiator, part glazed door leading t :-

Hallway
Wood flooring, stairs to first floor, doors to :-

Downstairs Bathroom
Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with shower over. Heated towel rails, part tiled walls to compliment.

Kitchen/ Diner
13'3" x 9'7"
Double glazed window to side aspect, range of base and eye level units with wood block effect work surfaces. Wood flooring, space for washing machine and fridge/freezer, one and half bowl sink with mixer tap set, electric induction hob, oven and extractor over. Double glazed French doors leading to rear garden.

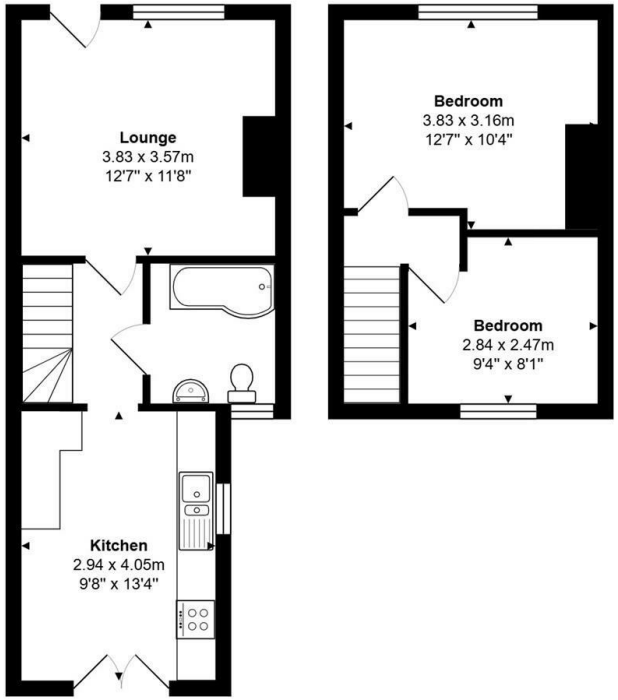
Stairs and Landing
Stairs to first floor, doors to :-

Bedroom One
12'6" x 10'4"
Double glazed window to front aspect, radiator.

Bedroom Two
9'3" x 8'1"
Double glazed window to rear aspect, radiator.

Rear Garden
Enclosed rear garden which is contained with fencing and garden gate, garden summer house, patio area and lawned to remaining.

Agent Note
Between the house and the garden there is a walk way for the other residents to one side and this property has the use over the other two properties for ease of taking out bins etc.



Total Area: 56.6 m² ... 609 ft²

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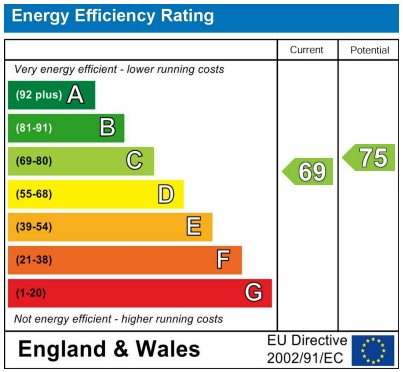
Directions

Viewings

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

Council Tax Band

C



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