

For Sale

Guide Price **£795,000** Freehold



Bridge Cottage Coggeshall Road Feering Colchester CO5 9QF

A rare blend of charm, style and superb commuter convenience - A home with real presence: generous living spaces, a stunning galleried landing and a sizeable garden.

- Energy Rating: E
- STUNNING UNIQUE HOME
- NO ONWARD CHAIN
- BLEND OF CHARACTER & CONTEMPORARY
- GENEROUS LIVING SPACE

Property Details

Entrance Lobby

Cloakroom

Dining Room 10' 6" x 12' 1" (3.20m x 3.68m)

Living Room

Kitchen 18' 10" x 19' 2" (5.74m x 5.84m)

First Floor

Bedroom Four 6' 10" x 9' 4" (2.08m x 2.84m)

Bedroom Three 8' x 9' 4" (2.44m x 2.84m)

Bathroom

Bedroom Two 10' 5" x 11' 11" (3.17m x 3.63m)

Bedroom One 10' 6" x 12' 2" (3.20m x 3.71m)

Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"



To view this property please contact Connells on

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Property Ref: CCH308716 - 0007

Tenure:Freehold EPC Rating: E

Council Tax Band: E

Total floor area 188.3 m² (2,027 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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