



St. Annes Close, Coggeshall CO6 1ST

welcome to

St. Annes Close, Coggeshall

**** Guide Price £480,000 - £500,000 **** Detached bungalow sitting on a corner plot in the sought after St Annes Close. Three bedrooms, cloakroom, bathroom and ensuite to master. Lounge, kitchen and dining room/study. Driveway offering ample off road parking and double garage.

Location

Coggeshall is a small picturesque market town situated 10 miles from Colchester. Known for its hundreds of listed buildings and former extensive antiques trade, some local businesses have been established for hundreds of years.

Two National Trust buildings, Grange Barn and Paycocke House are located in Coggeshall, as well as a good selection of local shops, public houses, restaurants and a tea-room. The weekly market has run on Market Hill since 1256.

Coggeshall won the Essex best kept village award in its category several times and was named Essex Village of the year in 2017 by the Rural Community Council of Essex. Coggeshall benefits from both primary and secondary education with Honywood School, Ofsted rating good in December 2022. Kelvedon mainline railway station is 3 miles away served by Coggeshall community bus, providing weekday commuter morning and evening service. Kelvedon to Liverpool Street is approximately a 50 minute train journey.

Entrance Porch

11' 7" x 4' 3" (3.53m x 1.30m)

Entrance door to front and door into :-

Hall

With doors to :-

Cloakroom

6' 2" x 2' 6" (1.88m x 0.76m)

Double glazed window to side, wash hand basin and wc.

Bathroom

8' 8" x 8' 4" (2.64m x 2.54m)

Double glazed window to side. Panel enclosed bath with shower over and shower screen. Pedestal wash hand basin and heated towel rail.

Kitchen

23' 1" x 7' 8" (7.04m x 2.34m)

Two double glazed windows to side. Glazed door to side. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Space for a double oven, hob and extractor over. Fridge & Freezer. Space and plumbing for a washing machine. Wood effect flooring and spot lighting.

Bedroom One

19' 4" x 10' 8" (5.89m x 3.25m)

Double glazed window to rear. Built in wardrobes. Door into :-

Ensuite

7' 8" x 6' 6" (2.34m x 1.98m)

Double glazed window to side. Shower cubicle, pedestal wash hand basin and wc.

Bedroom Two

11' 7" x 9' 8" (3.53m x 2.95m)

Double glazed window to front.

Bedroom Three

11' 7" x 6' 9" (3.53m x 2.06m)

Double glazed window to side.

Lounge

16' 4" x 11' 2" (4.98m x 3.40m)

Double glazed window to rear. Doors into :-





Dining Room/ Study

15' 8" x 10' 1" (4.78m x 3.07m)

Two double glazed windows to side and patio doors to rear.

Exterior

Front

Low brick wall to front. Block paved driveway offering ample off road parking. Lawned area and mature shrubs and hedging.

Double Garage

Up/over door to front. Power and light connected.

Rear Garden

Enclosed by panel fencing and hedging. Patio and decking area. Lawn with mature shrubs.

Summerhouse and shed.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



view this property online williamhbrown.co.uk/Property/CGS105495



welcome to

St. Annes Close, Coggeshall

- Detached bungalow
- Corner plot
- Three bedrooms
- Two reception rooms
- Cloakroom, bathroom and ensuite

Tenure: Freehold EPC Rating: A

Council Tax Band: E

guide price

£480,000 - £500,000



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.focalagent.com

view this property online williamhbrown.co.uk/Property/CGS105495



Property Ref:
CGS105495 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex,
CO6 1TS



williamhbrown.co.uk