



79 Tilkey Road, Coggeshall, Colchester, CO6 1QN

£360,000

- Viewing is highly recommended
- Off road parking for two cars
- Luxury kitchen
- Gas central heating
- Large garden

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Viewing is highly recommended to avoid disappointment on this two bedroom cottage with off road parking. The property has been improved to a very high standard including the replacement of kitchen. Large rear garden, off road parking, gas central heating, wood burner and double glazing.



Council Tax Band: B



Entrance

Door to entrance porch, window to side aspect, door to :-

Lounge

12'5" x 10'7"

Double glazed window to front aspect, exposed beams and brick work, inglenook fireplace with wood burner. radiator, stone flooring, open to :-

Dining Area

11'6" x 8'0"

Stone flooring, radiator, storage cupboard, understairs cupboard, stairs rising to first floor :-

Kitchen Area

12'2" x 9'9"

Luxury fitted kitchen, range of base and eye level units, wood work surfaces with tiled splashbacks, exposed beams, butler sink, integral dishwasher, wine cooler, fridge /freezer and washing machine. Stone flooring, feature radiator, bi-fold doors leading to garden.

Stairs and Landing

Stairs leading to first floor, doors to :-

Bedroom One

12'4" x 10'9"

Double glazed window to front aspect, exposed brickwork, feature fireplace, exposed floorboards, storage cupboard and built in wardrobe, feature radiator.

Bedroom Two

12'9" x 10'8"

Double glazed window to rear aspect, feature radiator.

Bathroom

8'0" x 5'6"

Low level WC, pedestal wash hand basin, panel bath with shower mixer tap set, shower screen. tiled floor and part tiled walls to compliment, heated towel rail

Garden

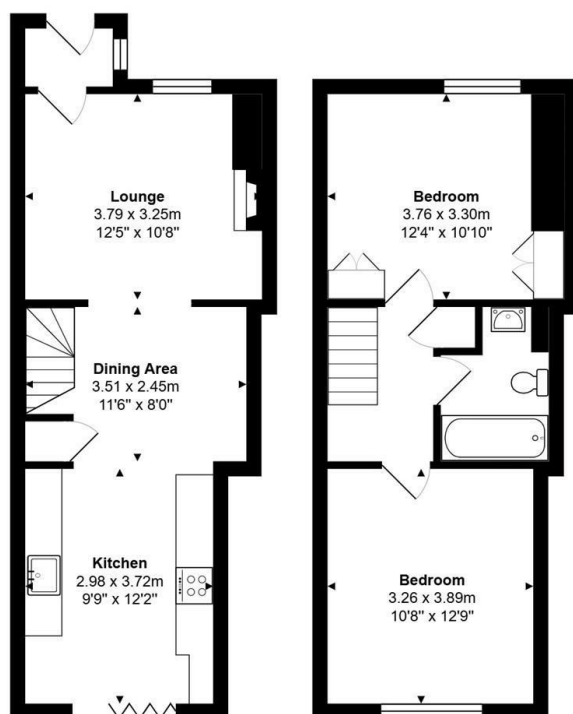
Commencing with decked patio area, remaining laid to lawn, log store, shed to remain,

Front Garden

Providing parking for two cars laid to shingle with shrub borders

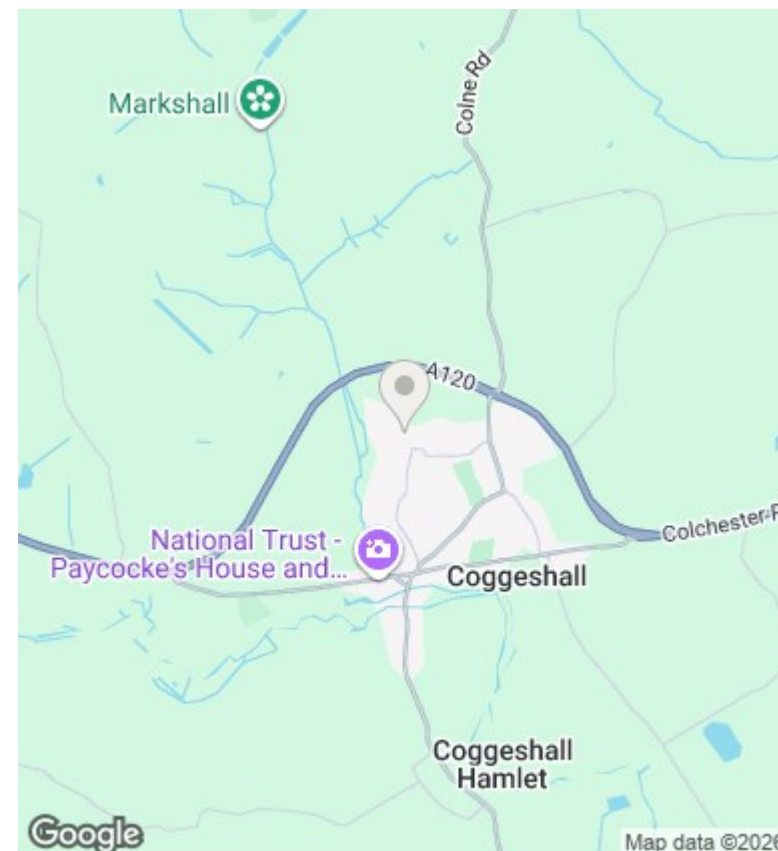






Total Area: 67.9 m² ... 730 ft²

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

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		
	63	
EU Directive 2002/91/EC		
England & Wales		