PHILIP·JAMES·ESTATES

4 East Street, Coggeshall, Colchester, Essex, CO6 1SH

£425,000

- Grade Two listed
- Two reception rooms
- NO CHAIN
- Four bedrooms
- Exposed beams
- Enclosed rear garden
- Viewing highly recommended

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
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Philip James Estates are pleased to offer for sale this four bedroom Grade Two property in the centre of Coggeshall. The property consists of lounge, dining room, and fitted kitchen to the ground floor, three bedrooms and bathroom to the first floor and main bedroom with large ensuite to the top floor. The property has an abundance of exposed beams and viewing is highly recommended to avoid disappointment. Although the property does not have any parking allocated , parking permits for East Street are available at £55.00 per year.

4 2 2 D

Council Tax Band: D

Entrance
Wrought iron gates leading to front door :-

Dining Room
13'8" x 11'2"
Wooden front door opening to dining room, glazed window to front aspect with secondary double glazing, exposed beams to walls and ceiling, wood floorboards, feature fire surround (currently not used by vendors), radiator, door to :-

Lounge
17'9" x 13'6"
Glazed window to rear aspect with secondary double glazed unit, two radiators, exposed beams to ceiling, wood panel to one wall, wood burner set into feature fireplace with stone hearth. Stairs to first floor, door to :-

Kitchen
20'10" x 6'2"
Two glazed windows to side aspect, range of base and eye level units, incorporating oven, hob, plumbed for a washing machine, dishwasher and space for a fridge/freezer. Exposed beams to walls, radiator. tiled floor and inset lighting to compliment. Stable door providing side access which also allows access to front of house via a shared right of way

Stairs and Landing
Exposed beams, radiator, storage cupboard, doors to :

Bedroom Two
12'0" x 11'1"
Glazed window with secondary double glazed units to rear aspect, built in wardrobes, exposed beams, radiator

Bedroom Three
11'4" x 8'10"
Sash glazed window with secondary double glazed units to front aspect, exposed beams, radiator,

Bedroom Four
8'10"x 8'2"
Sash glazed window with secondary glazed units, exposed beams, radiator.

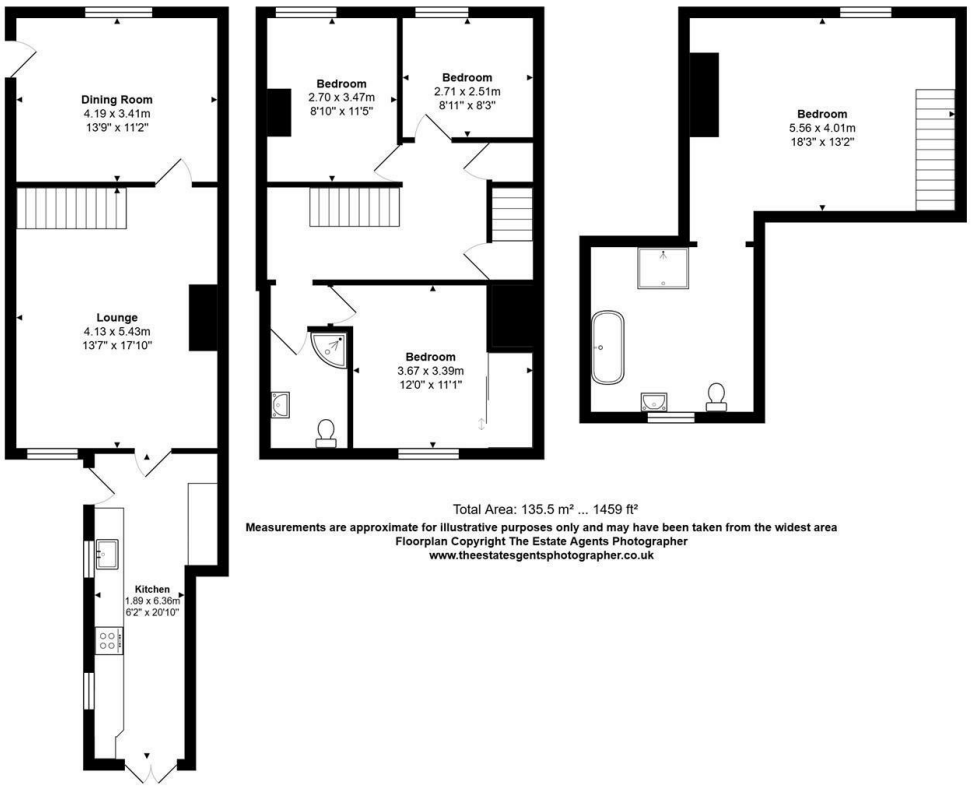
Bathroom
Low level WC, wash hand basin, enclosed shower cubicle, heated towel rail, storage cupboards, part tiled walls, tiled floor and tiled splashback.

Landing
Door to stairs leading to :-

Bedroom One
18'2" x 13'1"
Glazed sash window to front aspect, exposed beams, vaulted ceiling, radiator, door to :-

En Suite Bathroom
Glazed window with secondary glazed unit to rear aspect, low level WC, stand alone bath with mixer tap set, wash hand basin inset to vanity unit. Enclosed shower cubicle fully tiled, radiator, exposed beams to walls and ceiling.

Garden
Enclosed rear garden with shrubs and laid to lawn, shed to remain.



Total Area: 135.5 m² ... 1459 ft²

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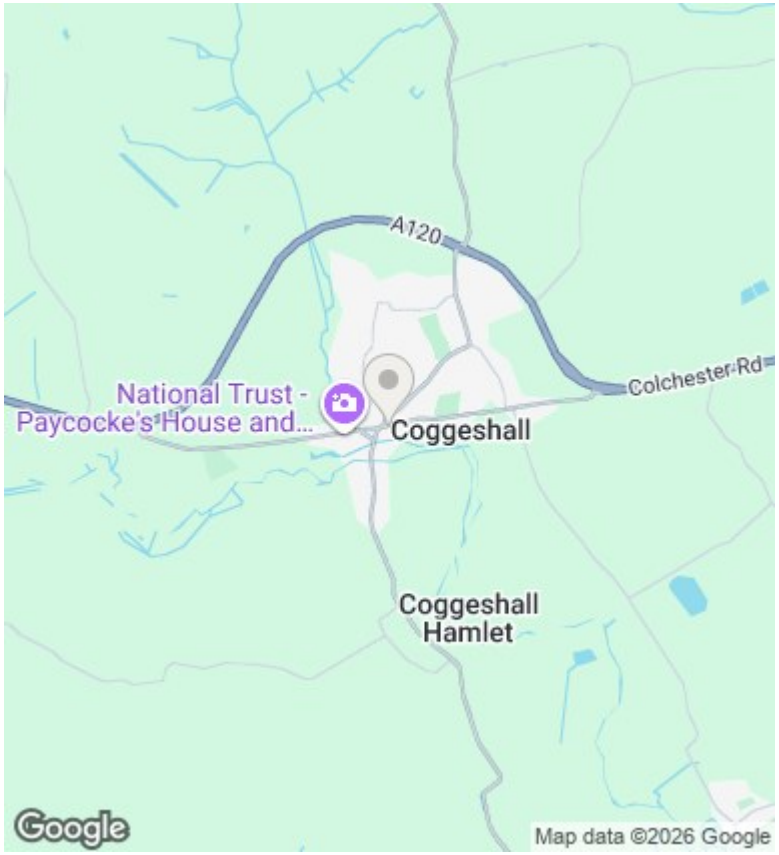


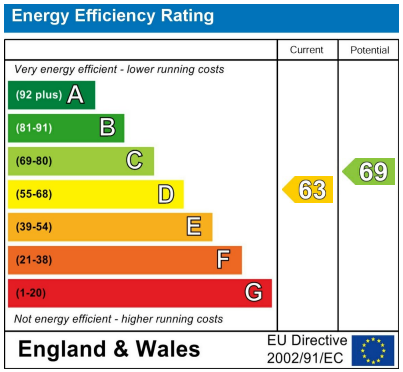
Directions

Viewings

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

Council Tax Band

D



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