



Jaggards Road, Coggeshall CO6 1PL



welcome to

Jaggards Road, Coggeshall

Beautifully presented end of terrace family home located close the local schools. Three bedrooms, shower room, open plan kitchen/diner, sitting room and lounge. Downstairs cloakroom. Large enclosed rear garden and large garden to the front of the property.

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 Hall

Entrance door to front. Stairs rising to first floor. Doors into :-

Lounge

12' 4" x 9' 9" (3.76m x 2.97m)

Double glazed bay window to front and radiator.

Cloakroom

Double glazed frosted window to side. Wash hand basin, wc and heated towel rail.

Kitchen/Dining Area

23' 4" x 18' (7.11m x 5.49m)

Open plan. Double glazed window to rear. Double glazed French doors to rear. Modern fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Range oven with extractor fan over. Intergrated fridge/freezer and dishwasher. Large utility area/cupboard housing washing machine and boiler. Tall radiator.

Study

9' 2" x 8' 4" (2.79m x 2.54m)

Radiator.

First Floor

Bedroom One

16' 4" x 10' 1" (4.98m x 3.07m)

Double glazed window to front. Built in storage and radiator.

Bedroom Two

11' 3" x 10' (3.43m x 3.05m)

Double glazed window to rear and radiator.

Bedroom Three

10' 4" x 8' 5" (3.15m x 2.57m)

Double glazed window to rear and radiator.

Shower Room

Double glazed frosted window to side. Walk in shower cubicle. wash hand basin, wc and heated towel rail.



Exterior

Front Garden

Path leading to front of property. Large lawned area and side access.

Rear Garden

Enclosed by panel fencing. Large garden with lawned area.



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Jaggards Road, Coggeshall

- End terraced
- Three bedrooms
- Open plan kitchen/diner
- Lounge and sitting room
- Shower room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£380,000



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

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Property Ref:
CGS105572 - 0005

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