PHILIP·JAMES·ESTATES

32 Gurton Road, Coggeshall, Colchester, Essex, CO6 1QA

£395,000

- Vacant
- Four bedrooms
- Viewing advised
- No Chain
- Two reception rooms
- Renovation required
- Driveway and parking

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
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Available for early viewing this four bedroom semi detached house which requires updating. The property consists of two reception rooms, fitted kitchen, and downstairs cloakroom to the ground floor. To the first floor there are four bedrooms and family bathroom. To the rear there is an enclosed garden and to the front independent driveway and garage. Viewing advised.

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Council Tax Band: C

Entrance
Wooden glazed door to porch, glazed door to :_

Hallway
Stairs to first floor, radiator, doors to :-

Lounge
14'10" x 11'9"
Double glazed window to front aspect, radiator.

Dining Room
15'4" x 9'8"
Double glazed window to rear aspect, double glazed patio doors leading to rear garden.

Fitted Kitchen
11'11" x9'8"
Double glazed window to side aspect, range of base and eye level units, one and half bowl sink with mixer tap set Oven, hob and extractor over, plumbed for washing machine and space for frige/freezer

Downstairs Cloakroom
Double glazed window to side aspect, low level WC, wash hand basin

Stairs and Landling
Stairs to first floor, storage cupboard, loft hatch, doors to :-

Bedroom One
14'10" x 9'8"
Double glazed window to side aspect, radiator

Bedroom Two
14'10" x 9'0"
Double glazed windows to front and side aspects, radiator.

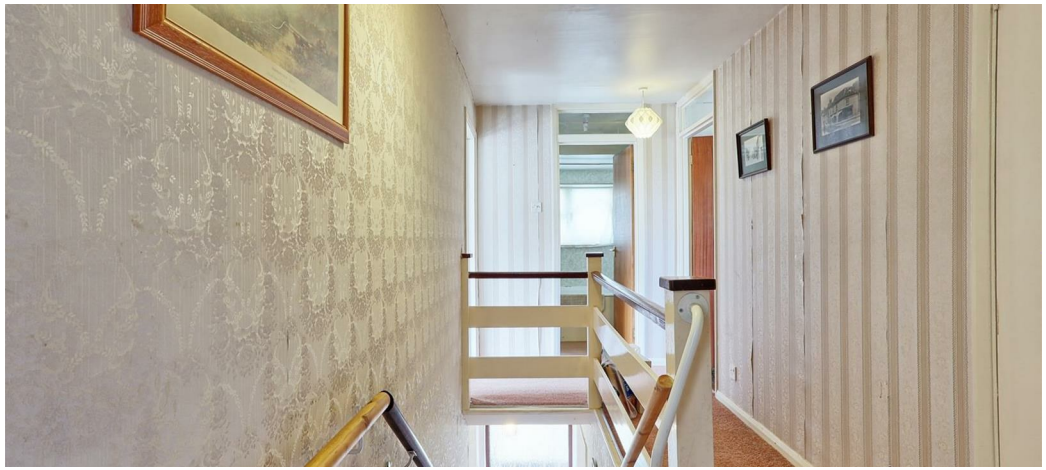
Bedroom Three
12'11" x 8'4"
Double glazed window to side aspect, radiator.

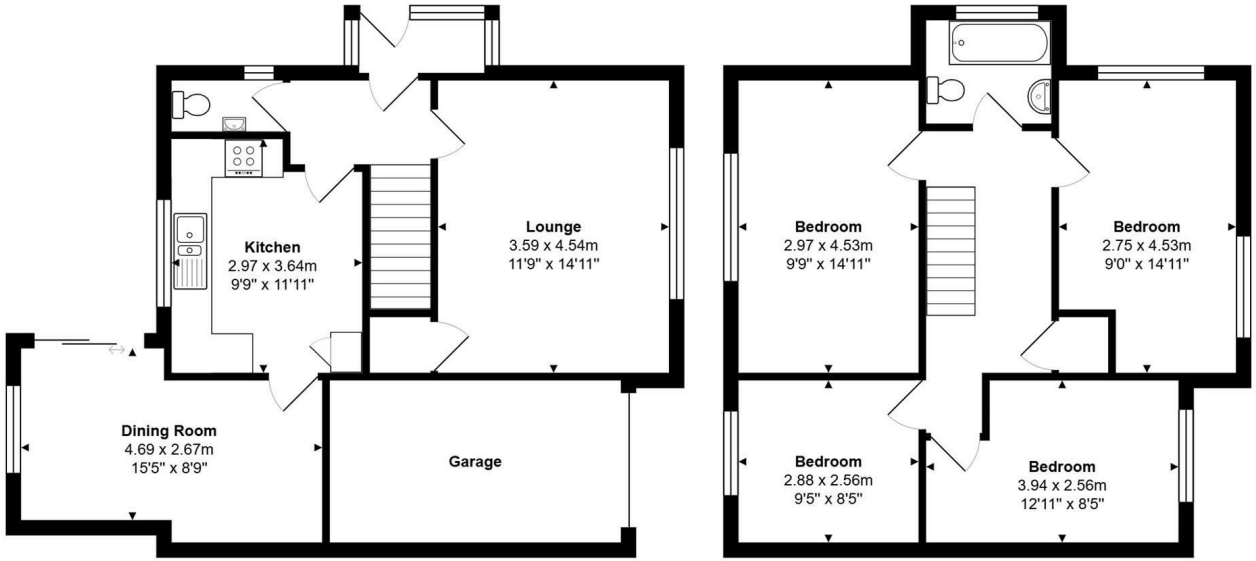
Bedroom Four
9'5" x 8'4"
Double glazed window to side aspect, radiator.

Bathroom
Double glazed window to front aspect, low level WC, pedestal wash hand basin, panel bath with shower over. radiator.

Rear Garden
Commecing with patio with the remaining laid to lawn with shrubs. Side gate given access to front.

Front/Side
Independent driveway leading to garden with wooden doors.





Total Area: 104.8 m² ... 1128 ft² (excluding garage)

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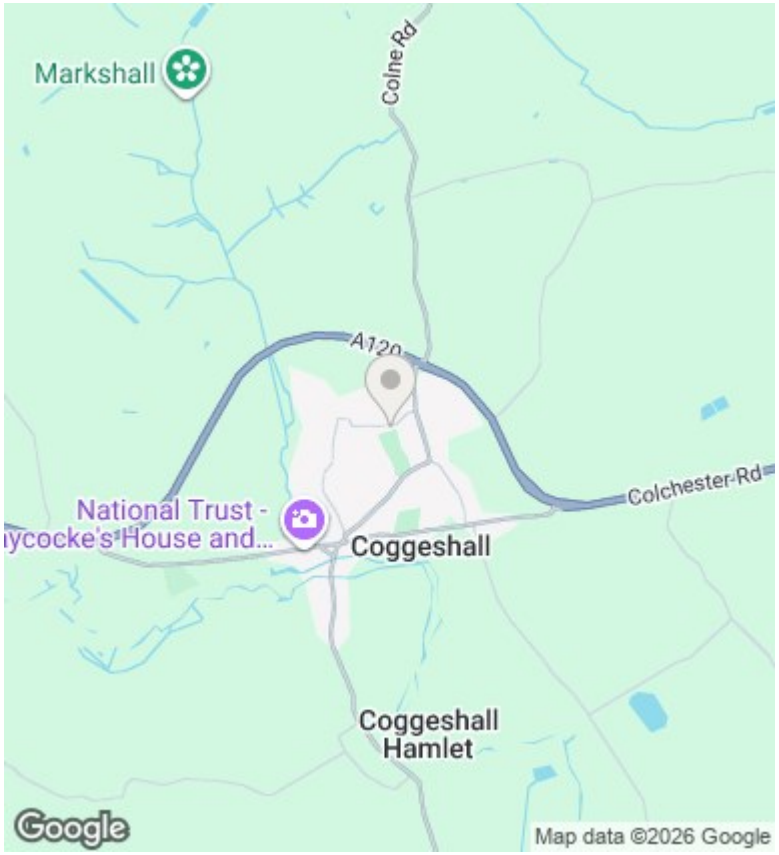


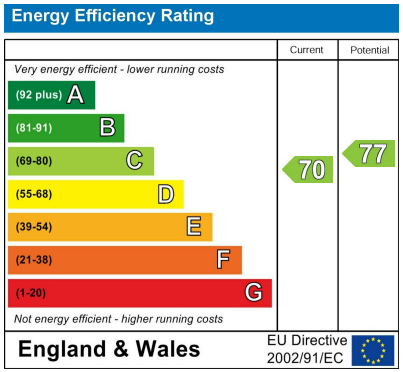
Directions

Viewings

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

Council Tax Band

C



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