



Vesta Close, Coggeshall CO6 1QG



welcome to

Vesta Close, Coggeshall

Detached five bedroom family home located in a small Cul-De-Sac. Two reception rooms, downstairs cloakroom, kitchen and utility room. Bathroom and ensuite. Double garage, enclosed rear garden and field views to rear.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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 and window to front.

Inner Hallway

Stairs rising to first floor and doors to :-

Kitchen

17' 1" x 10' 4" (5.21m x 3.15m)

Window to rear and door to side. Fitted kitchen with a range of wall and base units with worksurfaces incorporating sink and drainer. Part -tiled walls and tiled flooring.





Dining Room

12' 8" x 12' 4" (3.86m x 3.76m)
Window to rear.

Lounge

18' 2" x 14' 9" (5.54m x 4.50m)
Double glazed patio doors to rear and window to side.

Utility Room

9' 6" x 6' 7" (2.90m x 2.01m)
Window to front. Range of wall and base units with worksurfaces.

Cloakroom

Window to side. Wash hand basin and wc.

First Floor

Landing

Window to front. Doors to :-

Bedroom One

15' 7" x 13' 7" (4.75m x 4.14m)
Window to front. Door into :-

Ensuite Bathroom

9' 9" x 8' 6" (2.97m x 2.59m)
Window to side. Panel enclosed bath with shower over and shower screen. Pedestal wash hand basin and wc.

Bedroom Two

12' 7" x 12' (3.84m x 3.66m)
Window to rear.

Bedroom Three

12' 6" x 12' (3.81m x 3.66m)
Window to rear.

Bedroom Four

12' x 8' 11" (3.66m x 2.72m)
Window to rear.

Bedroom Five

13' 1" x 9' 7" (3.99m x 2.92m)
Window to front.

Bathroom

9' x 8' 4" (2.74m x 2.54m)
Window to side. Panel enclosed bath with shower over. Pedestal wash hand basin and wc.

Exterior

Front

Driveway to front offering ample off road parking.

Rear Garden

Enclosed by panel fencing. Side access gate. Patio area, lawned area and mature flower and shrub bedding.



view this property online williamhbrown.co.uk/Property/CGS105751



welcome to

Vesta Close, Coggeshall

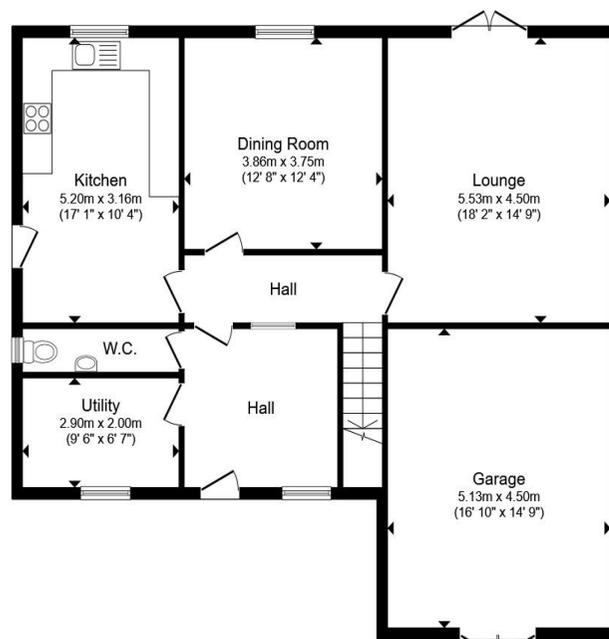
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached
- Five bedrooms

Tenure: Freehold EPC Rating: C

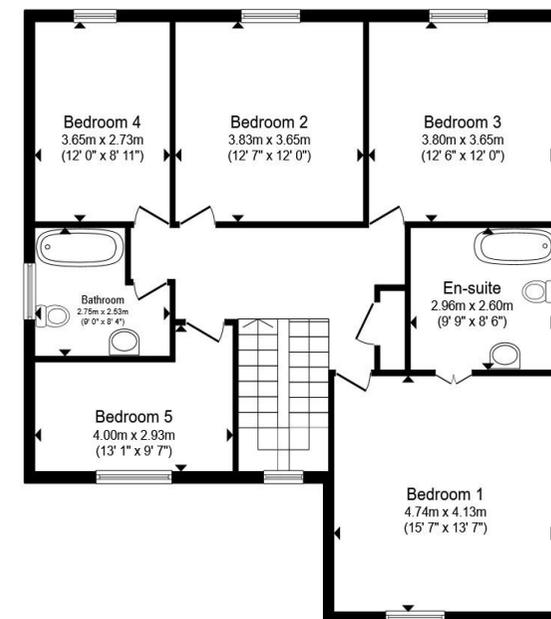
Council Tax Band: F

guide price

£425,000



Ground Floor



First Floor

Total floor area 206.6 m² (2,224 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/CGS105751



Property Ref:
CGS105751 - 0004

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