



**Bridge Street, Coggeshall CO6 1NP**

**welcome to**

## **Bridge Street, Coggeshall**

Charming Grade II Listed home located in the centre of Coggeshall near to the shops and amenities .Three double bedrooms and snug/bedroom four. First floor family bathroom. Kitchen/diner, lounge and cellar. Walled courtyard garden. Permit parking is available.

### **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' 6" x 11' 8" ( 3.81m x 3.56m )  
Sash window to front. Feature open fireplace with wood surround.

### **Snug / Bedroom Four**

10' 7" x 8' 8" ( 3.23m x 2.64m )  
Sash window to front. Feature open fireplace with wood surround. Built in cupboard.

### **Kitchen / Diner**

17' 11" x 10' 2" ( 5.46m x 3.10m )  
Window to rear. Double doors to rear leading into rear courtyard garden. Fitted kitchen with a range of wall and base units with worksurfaces incorporating a butler sink. AGA oven, further gas hob, Neff oven and Integrated Microwave. Integrated fridge/freezer and dishwasher. Space for washing machine and tumble dryer in the adjoining pantry.

### **Cellar**

12' 8" x 10' 6" ( 3.86m x 3.20m )

### **First Floor**

#### **Landing**

With doors into :-

#### **Bedroom One**

15' 2" x 9' 1" ( 4.62m x 2.77m )  
Two sash windows to front. Feature open fireplace.

#### **Bedroom Two**

10' 2" x 10' 2" ( 3.10m x 3.10m )  
Sash window to rear. Built in cupboard.

#### **Bedroom Three**

10' 7" x 8' 6" ( 3.23m x 2.59m )  
Sash window to front.

#### **Family Bathroom**

Sash window to rear. Freestanding roll top bath, corner shower cubicle, vanity wash hand basin and wc.



## Exterior

### Rear Courtyard Garden

Pretty walled courtyard garden with panel fencing.  
Laid to paving.

### Parking

Permit parking is available.



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## Bridge Street, Coggeshall

- Grade II listed
- Four bedrooms
- Three fireplaces
- No Onward Chain
- Cellar

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£400,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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