



6 St. Nicholas Way, Coggeshall, Colchester, Essex, CO6 1PX

£410,000

- Three bedrooms
- Excellent order
- Garage and ample parking
- Viewing advised
- Lounge/Diner

6 St. Nicholas Way, Colchester CO6 1PX

Philip James Estates are pleased to offer for sale this three bedroom semi detached house with garage and off road parking for several cars. The property consists of entrance hallway, lounge/diner and fitted kitchen to the ground floor. To the first floor there are three bedrooms and family bathroom. Enclosed rear garden, single garage and block paved off road parking for several vehicles. Viewing is advised to avoid disappointment.



Council Tax Band: C



Entrance Hall

9'10" x 9'2"

Composite part glazed front door tiled flooring, radiator, inset spot lights to compliment. Two understairs cupboards, stairs to , doors to :-

Lounge/Diner

21'6" x 10'9"

Double glazed window to front aspect, two radiators, double glazed French doors leading to rear.

Kitchen

12'3" x 10'1"

Double glazed window to rear aspect, range of base and eye level units, one and half bowl sink unit with mixer tap set. Double oven, electric hob, plumbed for washing machine, inset spot lights and tiled floor to complement, radiator and glazed door leading to rear.

Stairs and Landing

Double glazed window to side aspect, loft hatch with ladder, doors to :-

Bedroom One

12'3" x 10'7"

Double glazed window to rear aspect, radiator, built in sliding wardrobes

Bedroom Two

11'11" x 8'9"

Double glazed window to front aspect, radiator.

Bedroom Three

10'3" x 6'8"

Double glazed window to rear aspect, radiator.

Bathroom

Two double glazed windows to side aspect, low level WC, panel bath with

shower over, shower screen hand basin. Heated towel rail, fully tiled walls, inset spot lights and tiled floor to compliment.

Rear Garden

Commencing with patio area with pergola, enclose lawned garden with shrub borders, garden shed and bar area. Storage cupboard, door to :-

Garage

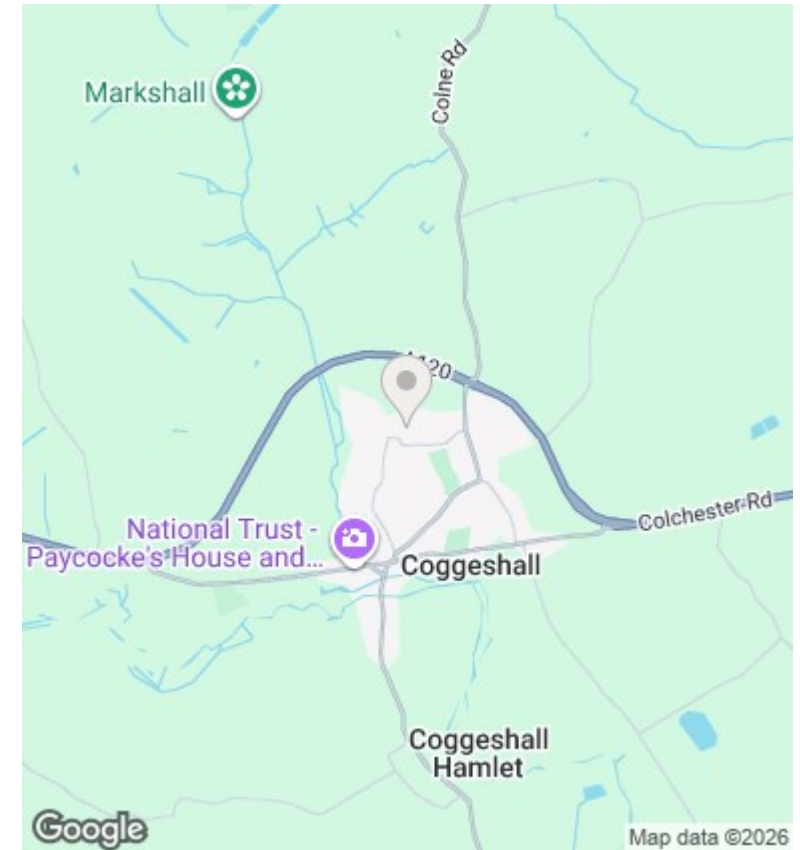
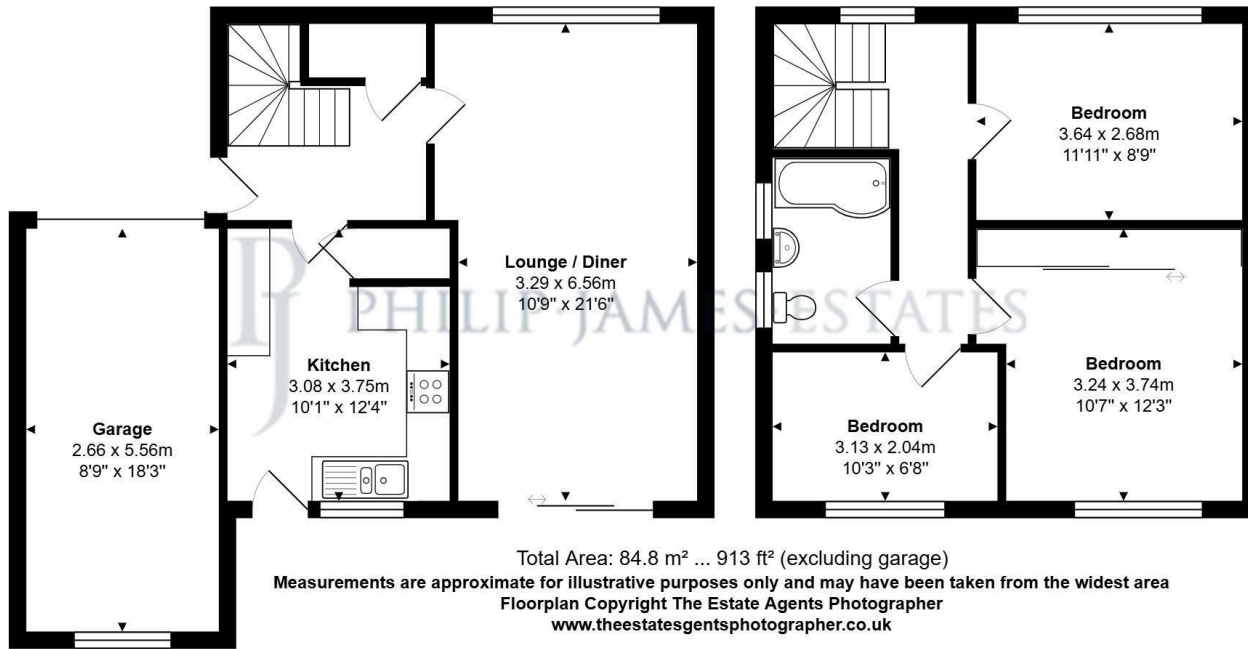
Single garage with up and over door, power and light connected.

Parking

Block paved front to allow access to garage and further parking for several vehicles.







Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	