



## 91 Tilkey Road, Coggeshall, Colchester, Essex, CO6 1QN

£495,000

- Three bedrooms
- Family bathroom
- Lounge / diner
- Luxury fitted kitchen
- Rear garden approx 100ft
- Off road parking
- Gas central heating
- Viewing is highly recommended to appreciate the property

## 91 Tilkey Road, Colchester CO6 1QN

Philip James Estates are pleased to offer this property with no onward chain and viewing is highly recommended to appreciate the enhancements that the vendor has recently carried out. The property consists of lounge, large kitchen diner and downstairs cloakroom all which have been remodelled and have been fitted with underfloor heating and luxury kitchen. To the first floor there are three double bedrooms and family bathroom. Large rear garden commencing with patio area and a large summer house with power, ideal for home office or gym to the rear of the garden. Off road parking for several cars. Please call to arrange an early viewing



Council Tax Band: B



#### Entrance Door

Front door leading to :-

#### Lounge

20'3" x 11'10"

Two double glazed windows to the front aspect, underfloor heating, herringbone flooring, exposed beams. Brick fireplace with open fire, built in storage cupboards.

#### Kitchen/Diner

26'10" x 11'10"

Recently fitted luxury kitchen with granite worksurfaces, range of base and eye level units incorporating butler sink, double oven, microwave, hob and extractor Fridge freezer, washing machine and dishwasher and wine store all integral, exposed beams, Bi-fold doors to rear, Lantern skylight giving the area plenty of natural light. Underfloor heating, herringbone flooring. Double glazed window given side access, door to :-

#### Downstairs Cloakroom

Low Level WC, wash hand basin inset to vanity unit, heated towel rail, herringbone flooring.

#### Stairs and landing

Stairs raising from first floor from dining area, loft hatch, storage cupboard, doors to :-

#### Bedroom One

11'11" x 11'7"

Double glazed window to front aspect, radiator, exposed beam.

#### Bedroom Two

12'5" x 8'6"

Double glazed window to rear aspect, radiator.

#### Bedroom Three

8'11" x 8'3"

Double glazed window to front aspect, feature radiator.

#### Bathroom

Double glazed window to rear aspect, low level WC, pedestal wash hand basin, panel bath, feature radiator, part tiled walls to compliment

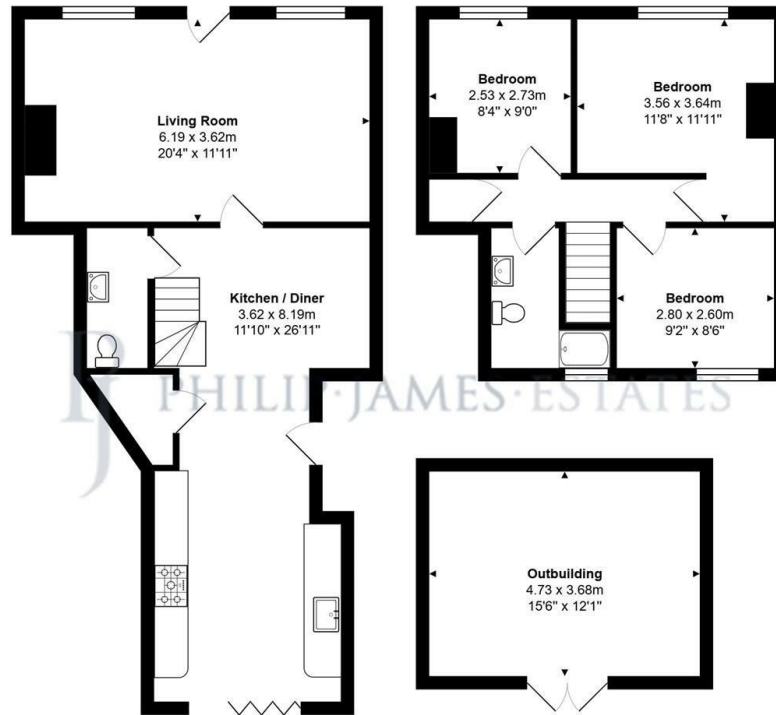
#### Outside

To the rear there is a large rear garden approx 100ft in length, summer house with power and light connected, garden commencing with large patio area with remaining laid mainly to lawn.

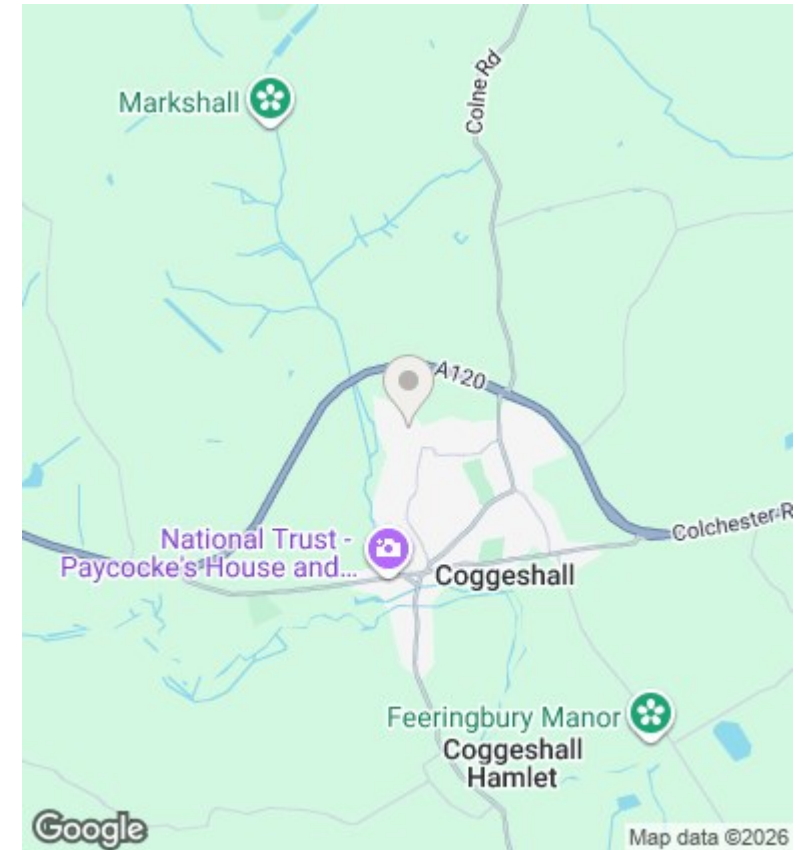
To the front there is off road parking for several cars.







Total Area: 90.9 m<sup>2</sup> ... 978 ft<sup>2</sup> (excluding outbuilding)  
 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

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	