



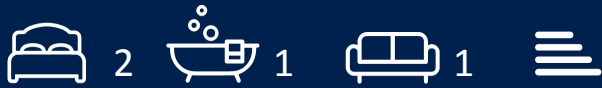
6 Westfield Drive, Coggeshall, Colchester, Essex, CO6 1PT

£380,000

- No Chain
- Two bedrooms
- Scope for extension to rear and side SSTP
- Large garden
- Viewing advised

6 Westfield Drive, Colchester CO6 1PT

Philip James estates are pleased to offer this large two bedroom semi detached house with scope to extend SSTP The property consists of lounge, dining room, fitted kitchen to the ground floor and two bedrooms and family bathroom to the first floor. There is a large rear garden, front garden, driveway and garage. Please call to arrange a early viewing.



Council Tax Band: C



Front Porch

9'7" x 5'11"

Double glazed upvc front door with side glazed panels. Double glazed windows to front and side aspects, double glazed patio doors leading to :-

Hallway

Stairs to first floor, radiator, understairs cupboard, doors to :-

Lounge

13'8" x 11'7"

Double glazed bay window to front aspect, radiator, archway to :-

Dining Room

10'5" x 7'3"

Double glazed window to rear aspect, radiator, glazed door to -

Kitchen

11'10" x 10'5"

Double glazed window to rear aspect, range of base and eye level units, butler style sink with mixer tap set, integral dishwasher and washing machine.

Double electric oven and electric hob with extractor over. Tiled splashbacks to compliment, breakfast bar, double glazed door to side.

Stairs and Landing

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

Bedroom One

15'8" x 8'10"

Double glazed window to front aspect, eves cupboard, radiator

Bedroom Two

11'10" x 10'11"

Double glazed window to rear aspect, radiator

Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with shower over and shower screen.. part tiled walls to compliment

Garage and Parking

Independent driveway providing parking for several cars leading to an detached single garage.

Rear Garden

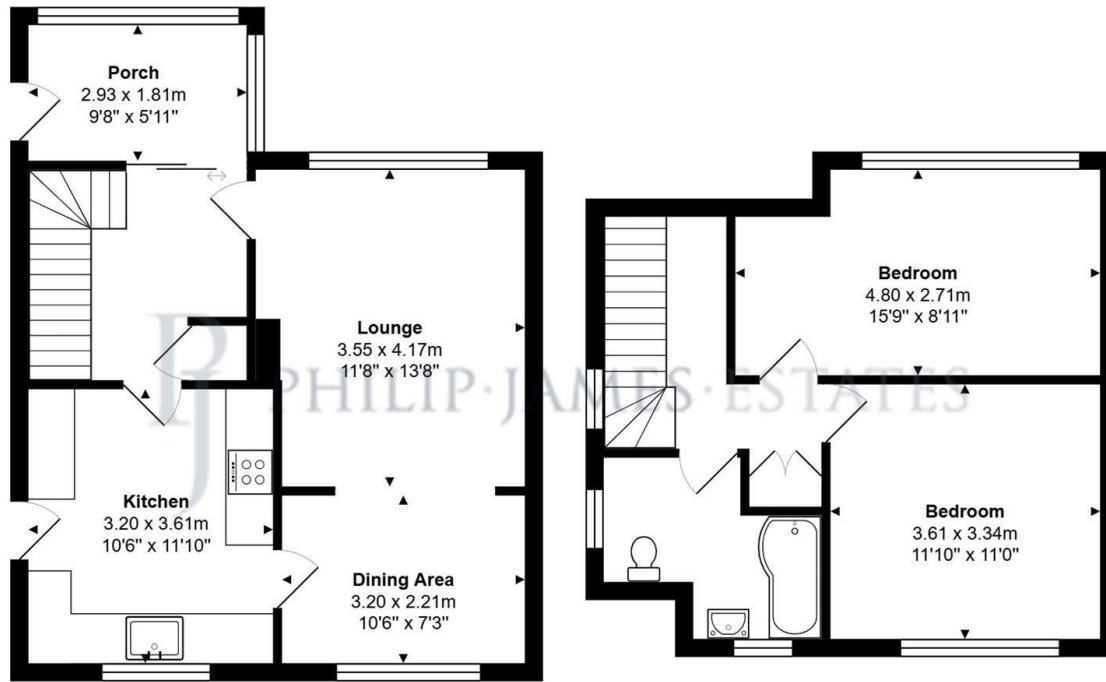
Commencing with a patio area leading to a large garden with flower and shrub borders

Front Garden

Large front garden with lawn and shrub borders.

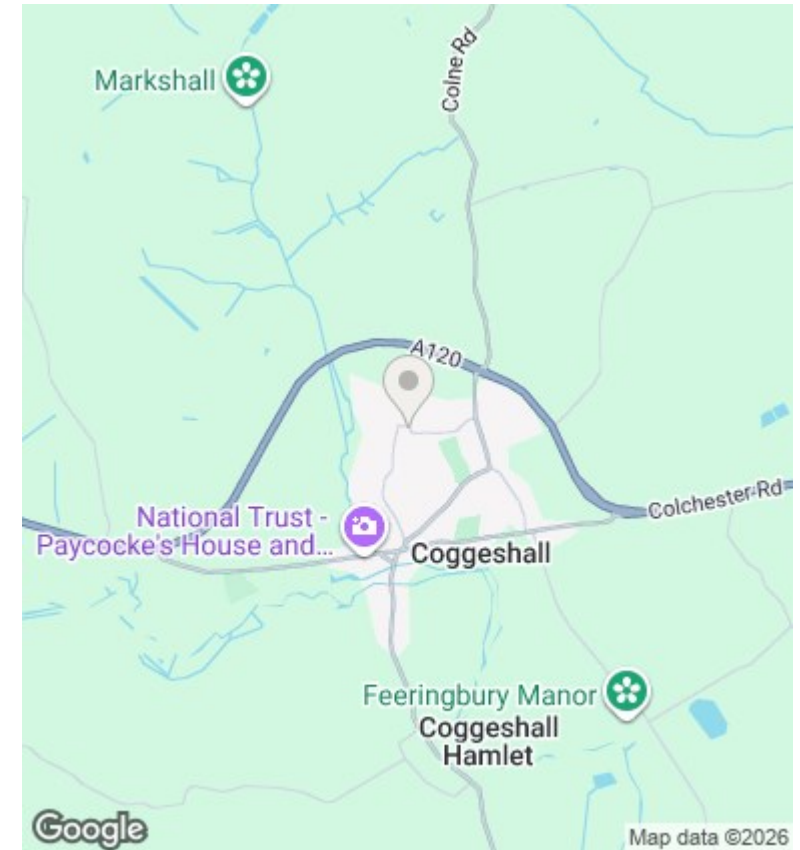






Total Area: 85.7 m² ... 922 ft²

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

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	