



## 113 West Street, Coggeshall, Coggeshall Colchester, Essex, CO6 1NT

£450,000

- Viewing advised
- Two allocated parking spaces
- Three bedrooms
- Still under NHBC
- Gas central heating
- Immaculate condition

# 113 West Street, Coggeshall Colchester CO6 1NT

Philip James Estates are pleased to offer this three bedroom semi detached home on popular Dutch Nursery development. The property consists of lounge, kitchen/diner, downstairs cloakroom to the ground floor. To the first floor there are three bedrooms and family bathroom. Enclosed rear garden with access to two allocated parking spaces. Viewing is highly recommended.



Council Tax Band: D



#### Entrance Hall

3'7" x 12'11"

Composite front door leading to hallway, wood effect flooring, radiator with cover, understairs cupboard, inset lighting, stairs to first floor, doors to :-

#### Lounge

18'6" x 9'6"

Double glazed window to front aspect, wood effect flooring, radiator, inset spot lights, French doors leading to rear garden

#### Kitchen/Diner

18'6" x 9'8"

Double glazed windows to front and rear aspects, wood flooring, range of base and eye level units, one and half bowl sink with mixer tap set Electric hob, oven, extractor hood, plumber for dishwasher. integral fridge/freezer and washing machine. Tiled splashbacks and inset lighting to compliment

#### Utility / Downstairs Cloakroom

5'11" x 5'6"

Double glazed window to rear aspect, low level WC, pedestal wash hand basin, space for tumble dryer, radiator.

#### Stairs and Landing

Stairs to first floor, double glazed window to front aspect, radiator, loft hatch, doors to :-

#### Bedroom One

18'6" x 9'8"

Double glazed windows to front and rear aspects, radiator, built in wardrobes

#### Bedroom Two

10'2" x 9'7"

Double glazed window to front aspect, radiator

#### Bedroom Three

10'1" x 7'11"

Double glazed window to rear aspect, radiator

#### Bathroom

Double glazed window to front aspect, low level WC, panel bath with mixer tap set, shower screen, pedestal wash hand basin. Part tiled walls and inset lighting to compliment, heated towel rail.

#### Rear Garden

Commencing with patio area with the remaining laid to lawn with paved path leading to rear gate providing access to :-

#### Parking

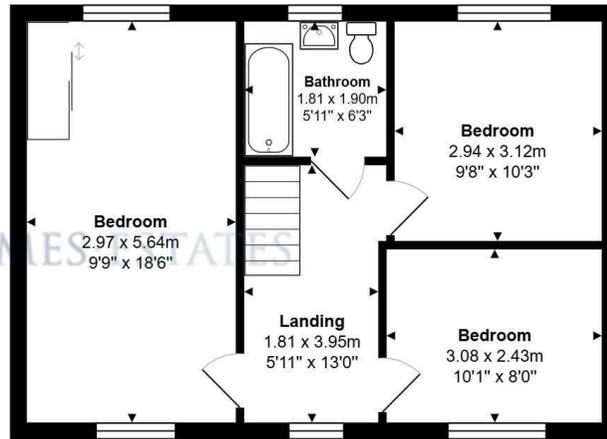
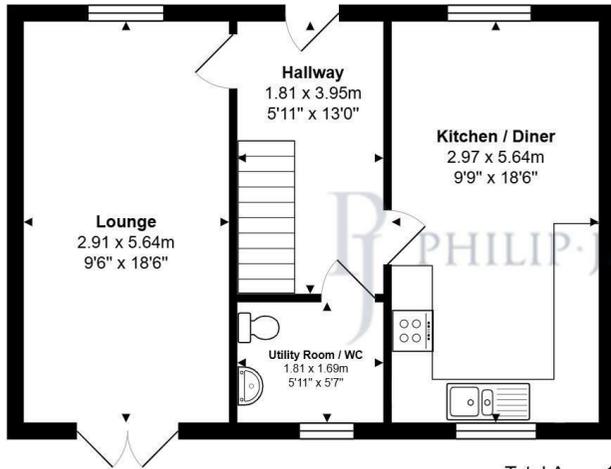
Two allocated parking spaces.

#### Front Garden

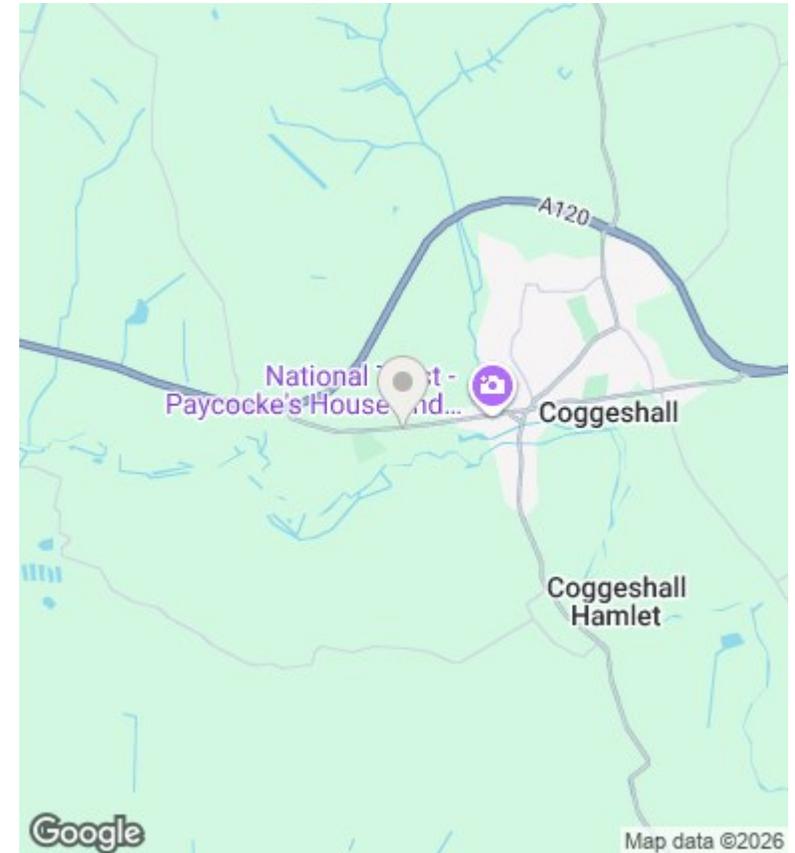
Enclosed front garden







Total Area: 107.9 m<sup>2</sup> ... 1162 ft<sup>2</sup>  
 Measurements are approximate for illustrative purposes only  
 and may have been taken from the widest area



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	