



Brick Kiln Close, Coggeshall CO6 1SQ

welcome to

Brick Kiln Close, Coggeshall

Delightful end terrace home located within a short walk to local Primary and Secondary School. Lounge, Kitchen/diner, two double bedrooms and first floor bathroom. Front and rear gardens. Allocated parking.

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.

Lounge

10' 10" x 10' 10" (3.30m x 3.30m)

Kitchen / Diner

20' 4" x 10' 10" (6.20m x 3.30m)

First Floor

Bedroom One

11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom Two

11' 5" x 11' 2" (3.48m x 3.40m)

Bathroom

8' 6" x 4' 11" (2.59m x 1.50m)

Exterior

Front Garden

Rear Garden





view this property online williamhbrown.co.uk/Property/CGS105776



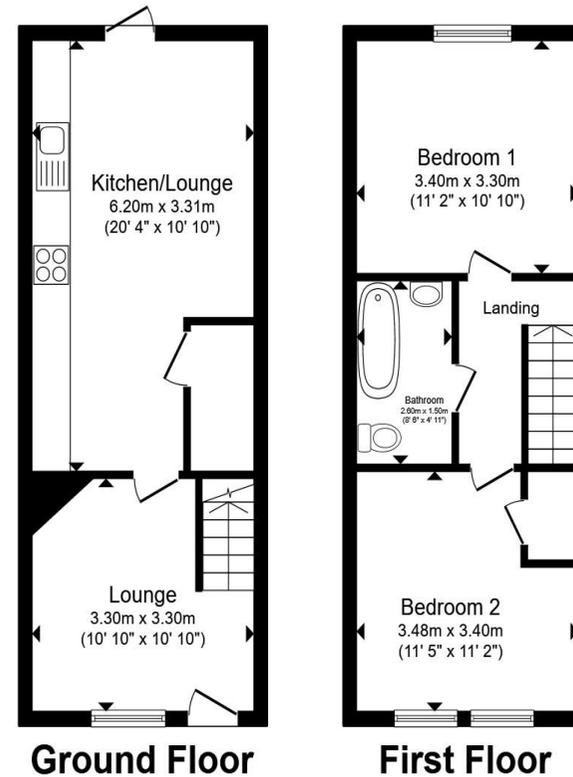
welcome to

Brick Kiln Close, Coggeshall

- End Terrace
- Two double bedrooms
- First floor bathroom
- Lounge
- Kitchen / diner

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£300,000



Total floor area 66.1 m² (712 sq.ft.) approx

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.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/CGS105776



Property Ref:
CGS105776 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01376 561204



Coggeshall@williamhbrown.co.uk



2 Market Hill, Coggeshall, COLCHESTER, Essex,
CO6 1TS



williamhbrown.co.uk