



## 5 Hawkes Road, Coggeshall, Colchester, Essex, CO6 1QP

£375,000

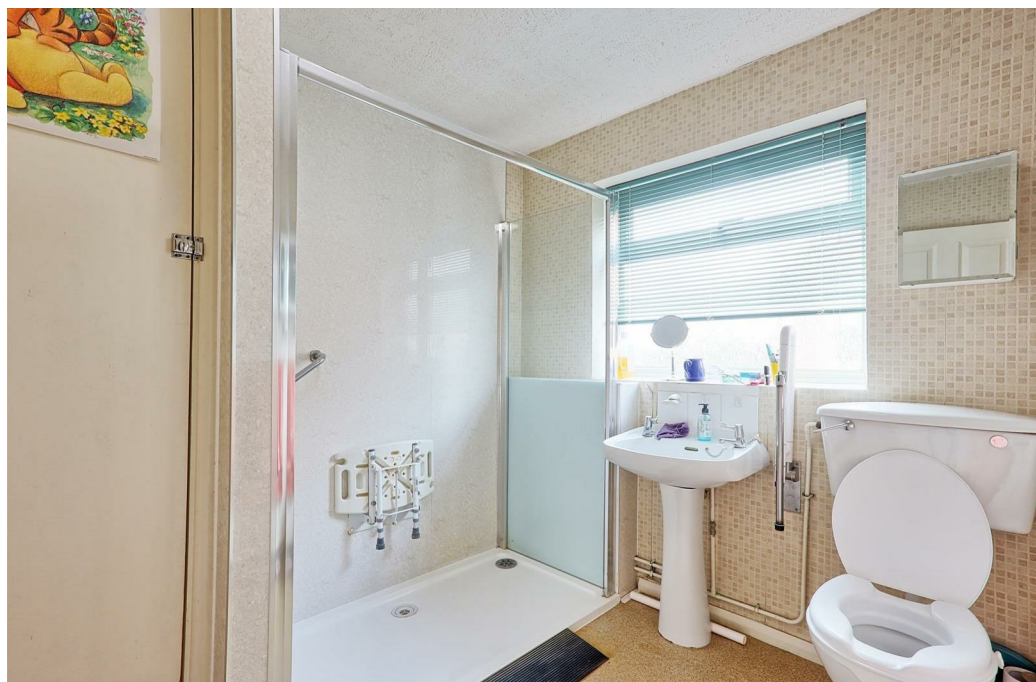
- No chain
- Three bedrooms
- Some updating would be required
- Driveway and parking
- Enclosed rear garden
- Viewing advised

## 5 Hawkes Road, Colchester CO6 1QP

Philip James Estates are pleased to offer for sale this three bedroom semi detached property with the benefit of having a garage and independent driveway. The property consists of lounge/diner, fitted kitchen and downstairs bathroom. To the first floor there are three bedrooms and ensuite.( subject to shower being installed). Gardens front and rear, driveway for several cars, single garage. Offered with no onward chain , viewing is recommended.



Council Tax Band: C



#### Entrance Hall

Composite part glazed front door with double glazed side panel leading to :-

#### Hallway

Radiator, stairs to first floor, doors to :-

#### Lounge

17'10" x 12'5"

Double glazed windows to front aspect, radiator.

#### Kitchen

10'4" x 9'9"

Double glazed window to rear aspect, range of base and eye level units, space for cooker, washing machine and fridge. Radiator, understairs cupboard, part tiled walls, double glazed door leading to rear garden.

#### Bathroom

Double glazed window to side aspect low level WC, wash hand basin, walk in double shower ( bath could be installed in this space) radiator.

#### Stairs and Landing

Stairs to first floor, loft hatch with loft ladder, doors to :-

#### Bedroom One

13'2" x 10'5"

Double glazed windows to front aspect, radiator, built in wardrobes with hanging and shelves, door to :-

#### En Suite

Double glazed window to side aspect, low level WC, wash hand basin, built in storage cupboard (this space could be used to install a shower cubicle.)

#### Bedroom Two

12'11" x 8'9"

Double glazed window to rear aspect, radiator.

#### Bedroom Three

8'7" x 6'5"

Double glazed window to rear aspect, radiator.

#### Rear Garden

Commencing with a raised decked area, the remaining laid to lawn with flower and shrub borders.

#### Front Garden

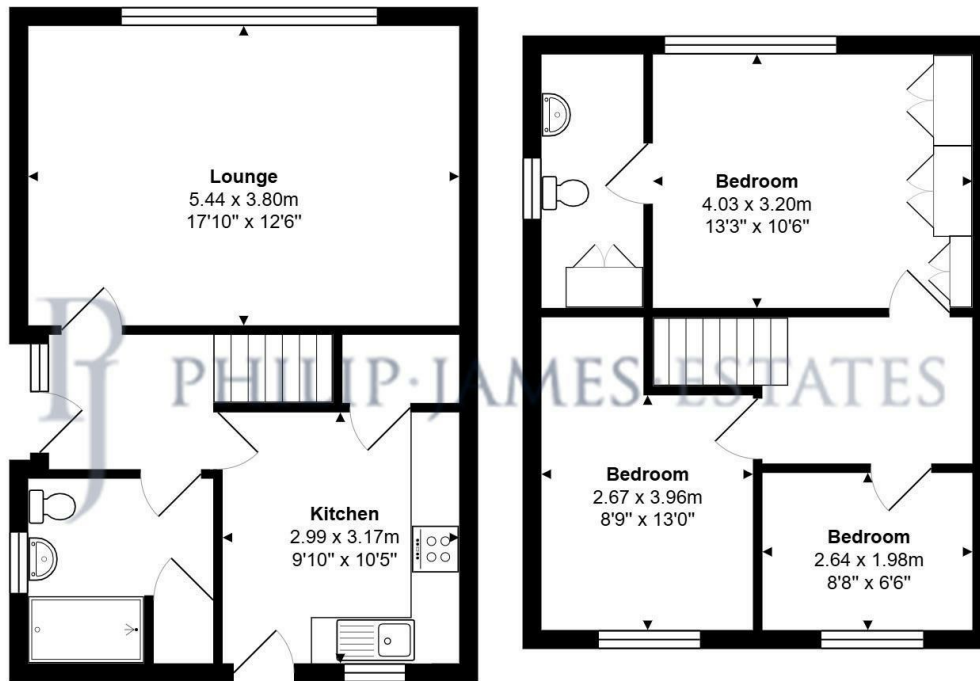
Laid to lawn with flower and shrub borders.

#### Driveway and Garage

Independent driveway with parking for two or three cars leading to garage with up and over door to the front. There is light connected and glazed window to the side.

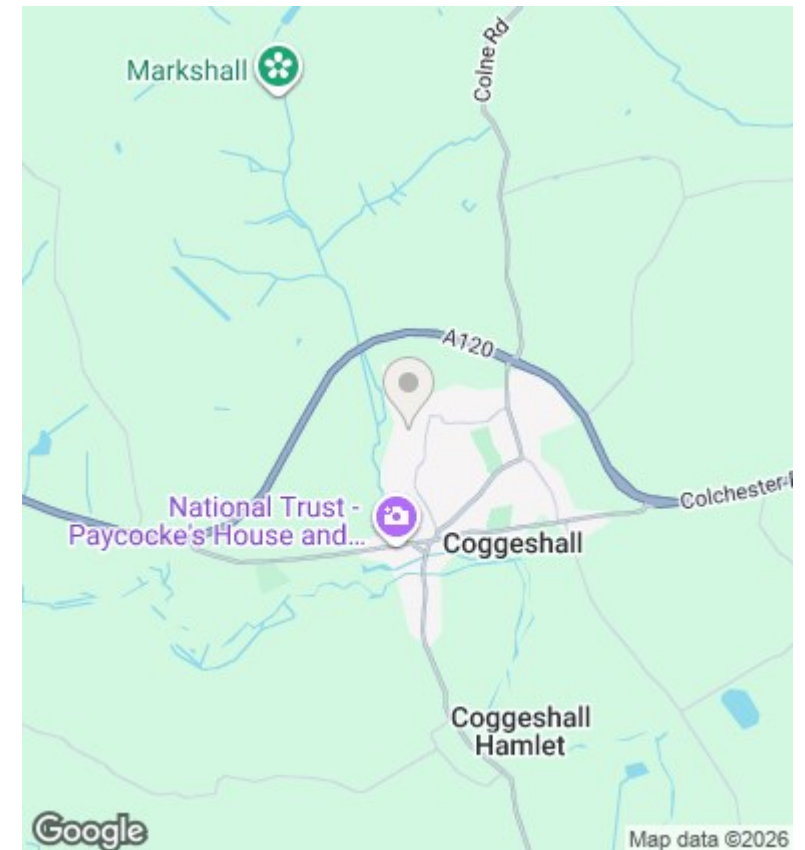






Total Area: 82.8 m<sup>2</sup> ... 891 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
Floorplan Copyright The Estate Agents Photographer  
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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               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |