



29 Grange Hill, Coggeshall, Colchester, Essex, CO6 1RE

Price £365,000

- No Chain
- Two bedrooms
- Viewing advised
- Off road parking
- Good sized gardens

29 Grange Hill, Colchester CO6 1RE

Offered with no onward chain this two bedroom terraced property with off road parking and a large rear garden. The property consists of lounge/dining room, fitted kitchen, two double bedrooms and bathroom. Rear garden, front garden which allows off road parking for several cars,.



Council Tax Band: C



Entrance Porch

Entrance door to porch, door to ;

Lounge

12'4" x 10'10"

Glazed window to front aspect, radiator, feature fireplace with hearth and mantle, open to :-

Dining Room

12'4" x 10'11"

Stairs to first floor, radiator, door to :-

Kitchen

11'1" x 10'8"

Glazed window to rear aspect, range of base and eye level units, freestanding range cooker, space for fridge/freezer and plumbed for washing machine and dishwasher, tiled splashbacks, double glazed door leading to rear garden.

Stairs and Landing

14'7" x 6'4"

Stairs to first floor, glazed window to side aspect, storage cupboard, loft hatch, doors to :-

Bedroom One

12'4" x 10'10"

Glazed window to front aspect, radiator feature fireplace.

Bedroom Two

10'11" x 5'7"

Glazed window to rear aspect, radiator.

Bathroom/Wetroom

7'10" x 5'8"

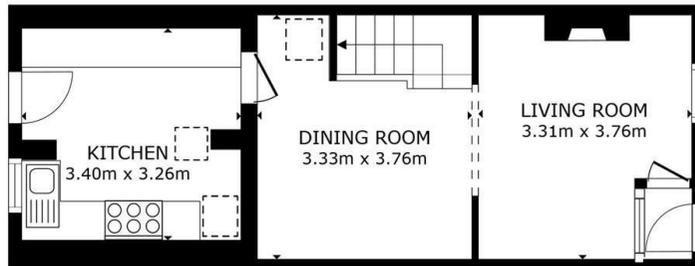
Glazed window to rear aspect, low level WC, wash hand basin, shower, fully tiled walls and flooring as recently converted to a wet room. storage cupboard housing boiler (approx 3 years old), radiator

Rear Garden

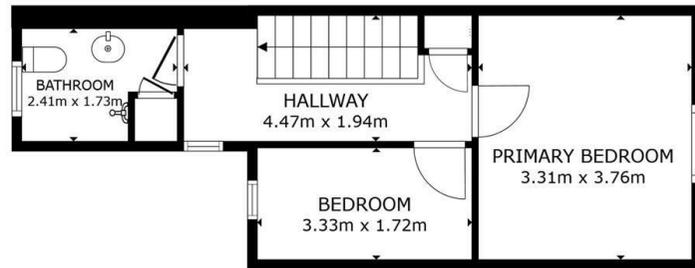
Large rear garden which has been split to two areas, the far end is used as a patio area with panel fencing, the front area has artificial turf, panel turf, outside tap

Front Garden

Providing off road parking for several cars

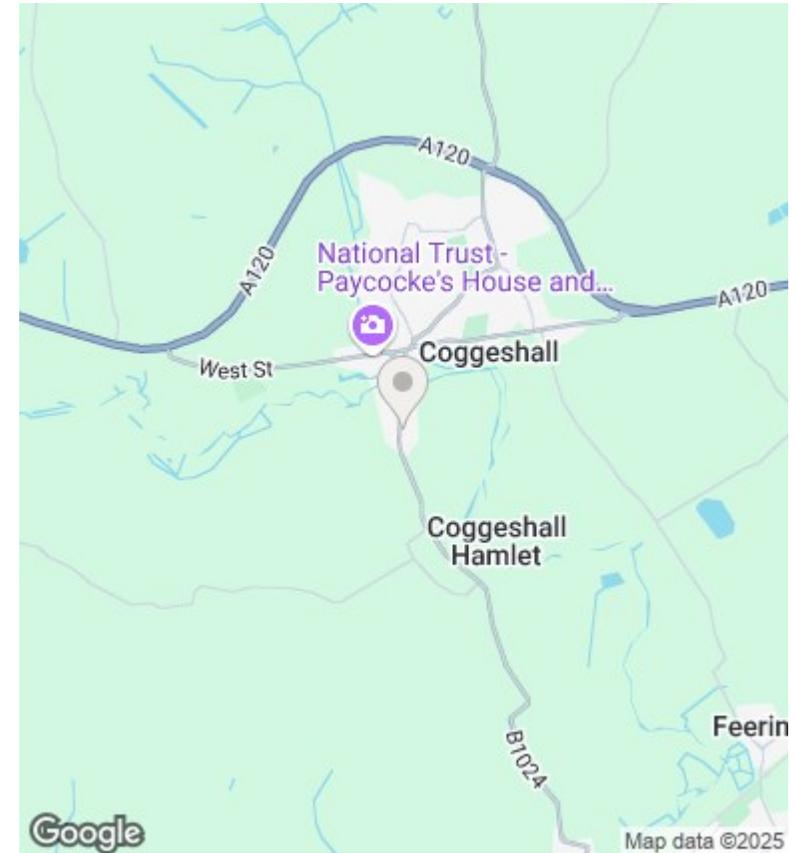


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 39.9 m² FLOOR 2 31.7 m²
 EXCLUDED AREAS : PATIO 24.7 m²
 TOTAL : 71.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		79
(69-80)	C	62	
(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	