PHILIP·JAMES·ESTATES

25 Buxton Road, Coggeshall, Colchester, Essex, CO6 1QR

£450,000

- Viewing highly recommended
- Garage and parking
- Two bathrooms
- Four generous bedooms
- Enclosed rear garden
- No chain
- Gas central heating

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
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Philip James Estates are pleased to offer for sale this four bedroom semi detached home. The property consists of entrance hall, lounge/diner. fitted kitchen and utility room to the ground floor. to the first floor there are four generous bedrooms, a bathroom and a shower room. To the rear of the property there is an enclosed garden and to the front off road parking and a single garage. Viewing is highly recommended, this property is also offered with no onward chain.

4 2 1 C

Council Tax Band: C

Entrance
Composite front door with matching side panel leading to :-

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

Lounge/Diner
25'1" x 9'4"
Double glazed window to front aspect, two radiators, wall lights to compliment, double glazed patio doors to rear, door to :-

Fitted Kitchen
12'3" x 9'0"
Double glazed window to rear, range of base and eye level units, one and half sink with mixer tap set, freestanding gas cooker, extractor hood, integral dishwasher and microwave. Tiled splashback to compliment, storage cupboard, door to :-

Utility Room
8'8" x 7'1"
Double glazed window to rear, plumbed for washing machine, space for tumble dryer, fridge/freezer., radiator, double glazed door to rear Door giving access to garage,

Stairs and Landing
Stairs leading to landing, loft hatch x 2, double glazed window to side, doors to :-

Bedroom One
12'3" x 10'0"
Double glazed window to rear aspect, radiator, built in sliding door wardrobes.

Bedroom Two
12'6" x 10'3"
Double glazed window to front aspect, radiator.

Bedroom Three
9'2" x 8'2"
Double glazed window to front aspect, radiator

Bedroom Four
15'1" x 7'1"
Double glazed window to front aspect, radiator.

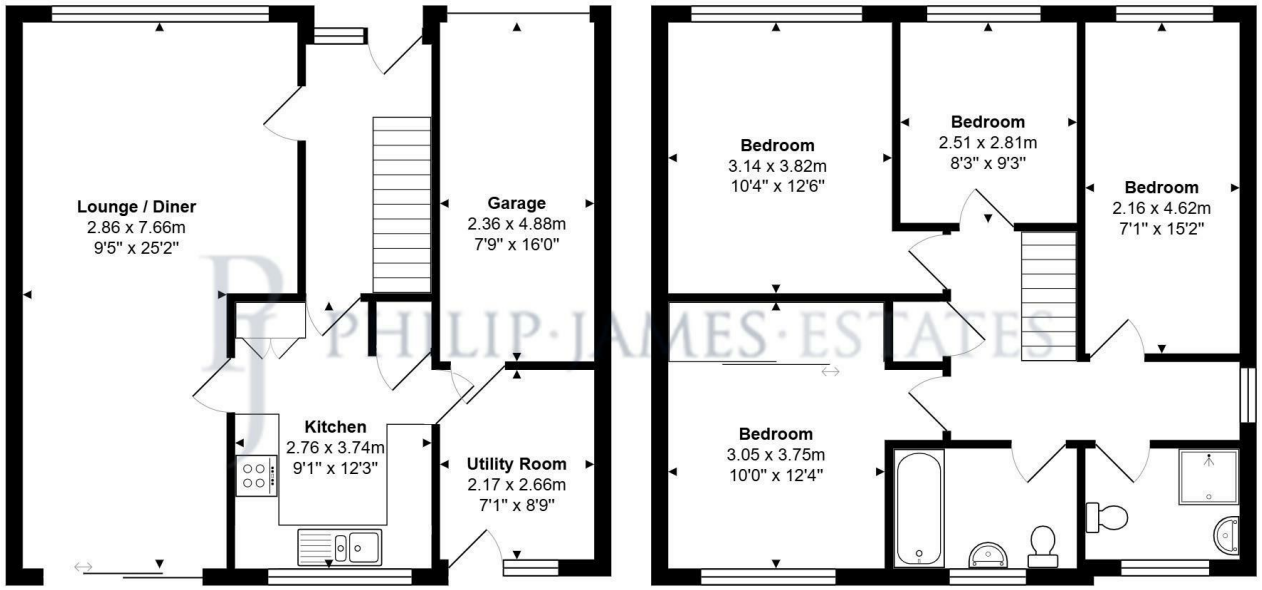
Bathroom
Two double glazed window to rear aspect, low level WC, pedestal wash hand basin, panel bath with shower over, shower screen. Part tiled walls and inset spot lights to compliment. heated towel rail, extractor fan.

Shower Room
Double glazed window to rear aspect, radiator, enclosed shower cubicle, low level WC, pedestal wash hand basin, part tiled walls to compliment.

Rear Garden
Enclosed rear garden with shrub borders and remaining laid to lawn, raised patio area at the rear with garden shed to remain, outside tap.

Front Garden
Laid to lawn with shrub border

Parking and Garage
Off road parking for one car, single garage with up and over door, power and light connected.



Total Area: 110.7 m² ... 1191 ft² (excluding garage)

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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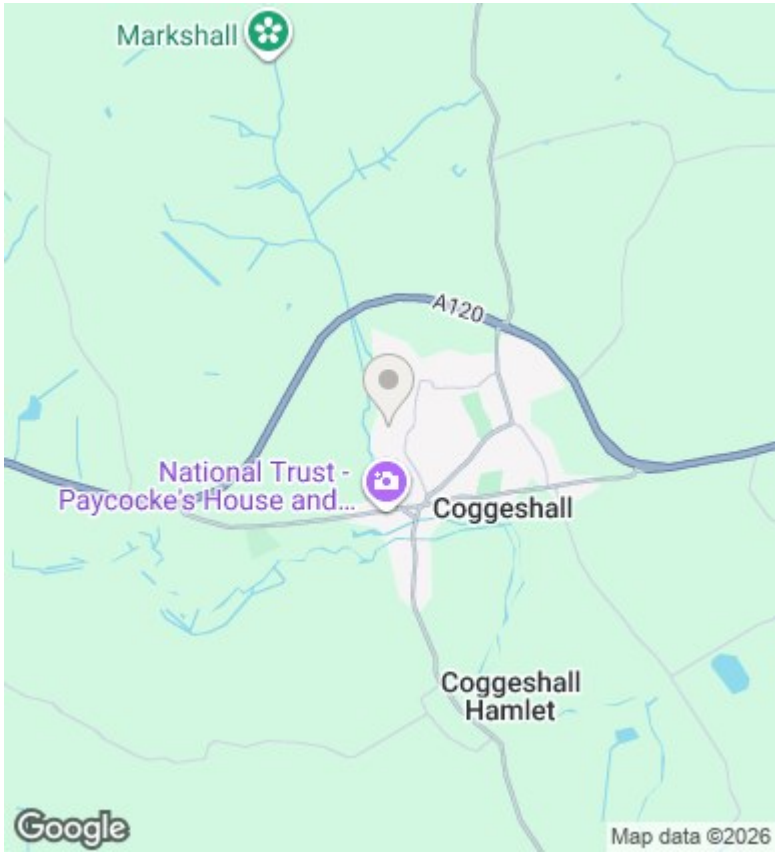


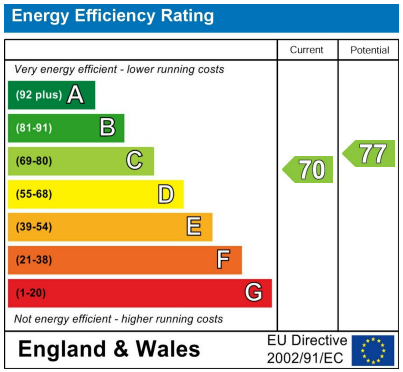
Directions

Viewings

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

Council Tax Band

C



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