



66 Stoneham Street, Coggeshall, Colchester, Essex, CO6 1UJ

£1,100

- Viewing advised
- Open Fire
- Two bedrooms
- Exposed beams
- Large garden
- Available mid to end of July



# 66 Stoneham Street, Colchester CO6 1UJ

Philip James Estates are pleased to offer for rent this two bedroom cottage with large rear garden. The property would suit both first time purchasers or investors and viewing is recommended. The property consists of lounge, fitted kitchen, two bedrooms and first floor bathroom. To the rear there is a garden which is in excess of 100ft long.



Council Tax Band: B



#### Entrance

Entrance door to :-

#### Lounge

11'10" x 11'8"

Glazed window to front aspect, brick fireplace and hearth with working open fire. radiator, exposed beams, wooden floor, door to :-

#### Kitchen

11'10" x 7'6"

Double glazed window to rear aspect, range of base units, electric oven, hob, plumbed for washing machine, space for fridge freezer, radiator. Open to lobby with stable door to rear garden. Stairs to first floor.

#### Stairs and Landing

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

#### Bedroom One

10'10" x 7'11"

Glazed window to front aspect, radiator, built in wardrobe

#### Bedroom Two

8'11" x 5'8"

Double glazed window to rear aspect, radiator,

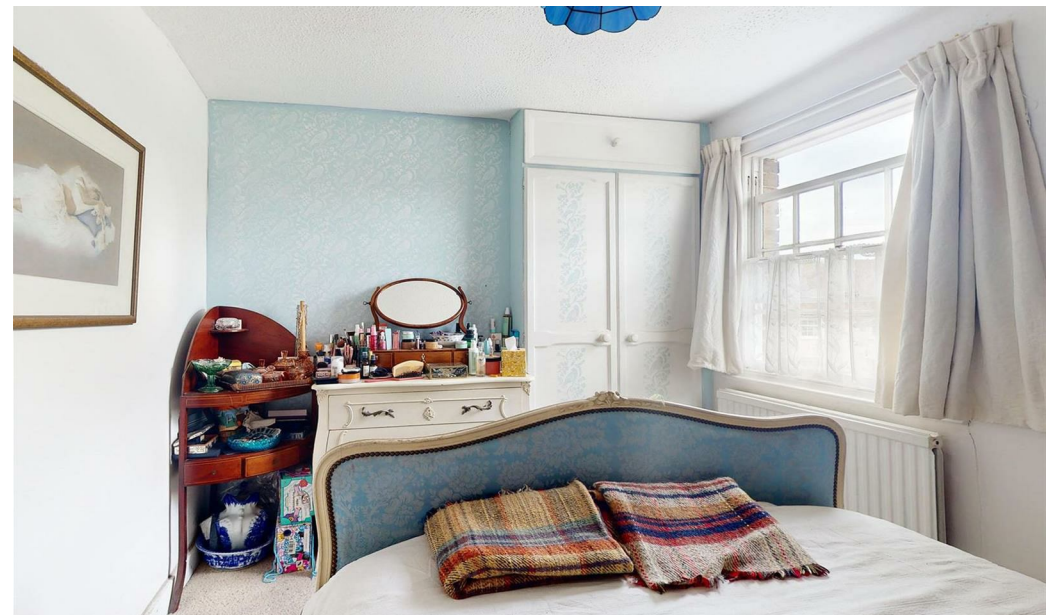
#### Bathroom

7'8" x 5'3"

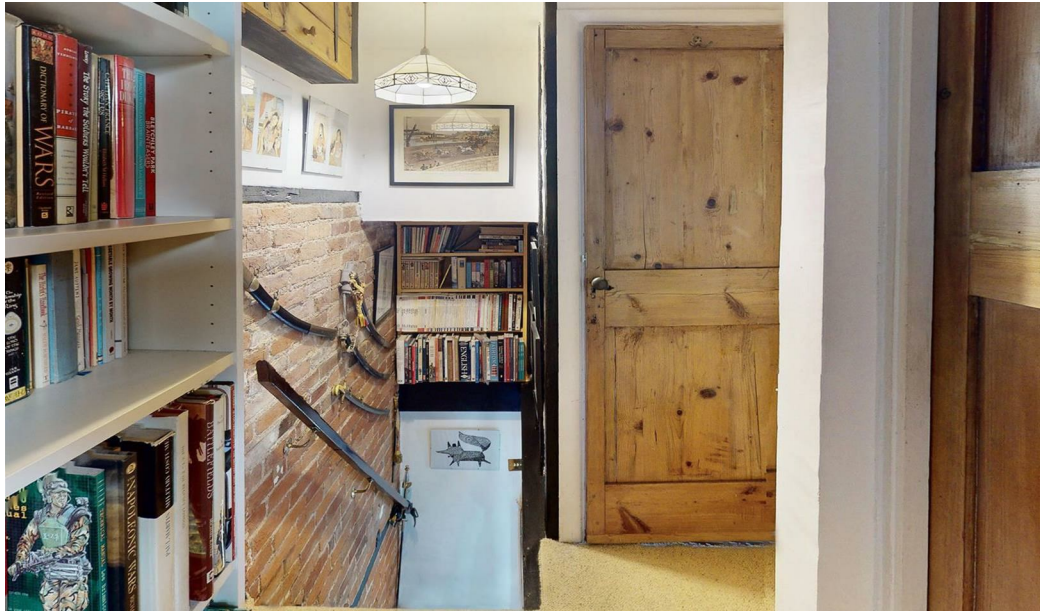
Low level WC, wash hand basin, panel bath with shower over and shower screen. fully tiled to compliment, heated towel rail.

#### Garden

Garden in excess of 100ft long, patio areas, flower and shrub borders, garden shed to remain. There is a right away between the house and the gardens for the row of houses.







Directions

Viewings

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

Council Tax Band

B



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 