



## 109d Tilkey Road, Coggeshall, Coggeshall Colchester, CO6 1QN

£2,500 Per Month

- Viewing high recommended
- Double garage and further parking
- Six bedrooms
- Double glazed
- Generous accommodation
- Three bathrooms

# 109d Tilkey Road, Coggeshall Colchester CO6 1QN

Philip James Estates are pleased to offer for rent this six bedroom detached house in cul de sac position. The property has been well maintained by the current vendor and viewing is recommended to see the accommodation that it offers. Two reception room, utility, kitchen and downstairs cloakroom. Four bedrooms to the first floor with two bathrooms and to the second floor two bedrooms and one further bathroom. Enclosed rear garden with mature shrub borders. Double garage and further parking.



Council Tax Band: F



#### Entrance Hal

Composite front door to hallway, wood laminate flooring, radiator, understairs cupboard, built in book shelves, stairs to first floor, doors to :-

#### Lounge

19'0" x 10'6"

Double glazed window to front aspect, feature fireplace with surround and mantle, radiator,. door leading to dining room, French doors leading to rear garden,

#### Dining Room

11'8" x11'6"

Double glazed window to rear aspect, radiator, door back to hallway.

#### Kitchen

13'0" x 10'9"

Two double glazed windows to the side aspect, range of base and eye level units plumbed for dishwasher, double oven, gas hob and extractor over., space for fridge, breakfast bar, single sink with mixer tap set, radiator. double glazed door leading to rear garden

#### Utility Room

12'9" x5'7"

Double glazed window to front aspect, range of base and eye level units, single sink with mixer tap set, plumbed for washing machine and space for freezer, radiator.

#### Downstairs Cloakroom

Double glazed window to side aspect, low level WC, wash hand basin, radiator.

#### Stairs and Landing

11'8" x 6'11"

Stairs to first floor, double glazed window to rear, stairs to second floor, doors to :-

#### Bedroom One

14'8" x10'11"

Double glazed window to rear aspect, built in wardrobes, radiator, door to :-

#### En Suite

8'5" x 4'0"

Double glazed window to front aspect, enclosed walk in shower, low level WC, wash hand basin inset to vanity unit, fully tiled to compliment, heated towel rail, built in bathroom mirrored cabinet

#### Bedroom Two

13'11" x11'5"

Double glazed window to rear aspect, built in wardrobes, radiator

#### Bedroom Three

10'8" x 6'10"

Double glazed window to front aspect, built in wardrobe, radiator.

#### Bedroom Six/Study

8'5" x 7'4"

Double glazed window to rear aspect, built in cupboard, radiator.

#### Stairs and Landing to Second Floor

Stairs to second floor, double glazed window to rear aspect, doors to :-

#### Bedroom Five

14'11" x14'0"

Double glazed window to rear aspect, radiator, built in cupboard

#### Bedroom Four

14'0" x 13'6"

Double glazed window to rear aspect, radiator, built in cupboard, door to :-

#### En Suite

9'4" x 3'11"

Enclosed shower cubicle, low level WC, wash hand basin inset to vanity unit, heated towel rail

#### Rear Garden

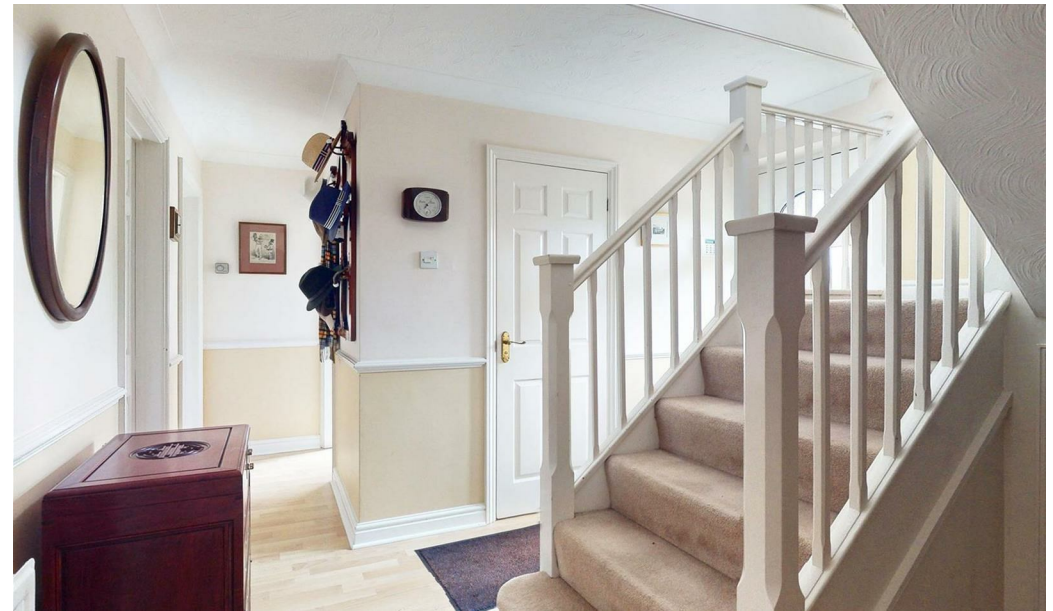
Enclosed rear garden commencing with two patio area, remaining laid to lawn with flower and shrub borders.

#### Garage and Parking

Doble garage with power and light connected and further parking for three cars, p

#### Front Garden

Mature shrubs, side access to both sides of the house.

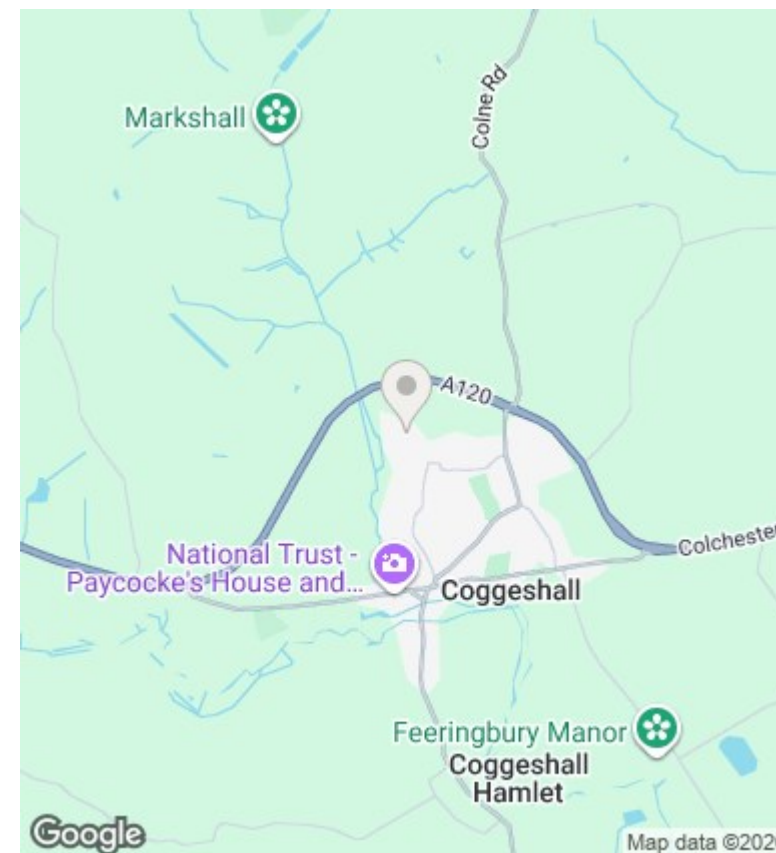






FLOOR 1: 63.78 m<sup>2</sup>, FLOOR 2: 63.78 m<sup>2</sup>, FLOOR 3: 44.04 m<sup>2</sup>  
TOTAL: 171.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

PHILIP JAMES ESTATES



## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	