



## 6 Beards Terrace, Coggeshall, Colchester, Essex, CO6 1TB

£320,000

- Viewing highly recommended
- Recently renovated
- No onward chain
- Two reception rooms
- Garden
- Wood burner
- Parking for several cars

## 6 Beards Terrace, Colchester CO6 1TB

Viewing is highly recommended on this two bedroom cottage with ample parking for several cars. The property consists of lounge, dining room and kitchen to the ground floor. To the first floor there are two double bedrooms with the master having a walk in wardrobe, shower room. Enclosed rear garden and parking. The property has been renovated by the current vendor to a very high standard and this property is offered with no onward chain.



Council Tax Band: B



### Entrance

Entrance door to :-

### Lounge

11'7" x 11'4"

Double glazed window to front aspect, wood flooring, wood burner, slate hearth. Electric panel wall heater, doorway to :-

### Dining Room

11'7" x 8'5"

Double glazed window to rear aspect, wood flooring, feature brick fireplace, understairs storage, stairs leading to first floor. Doorway to :-

### Fitted Kitchen

19'3" x 8'3"

Double glazed window to rear aspect, range of base and eye level units, plumbed for washing machine, single sink with mixer tap set. Built in electric oven and hob, wood effect worksurfaces. wood flooring, inset spot lights to compliment. Double glazed back door leading to rear garden.

### Stairs and Landing

Stairs to first floor, doors to :-

### Bedroom One

11'7" x 11'4"

Double glazed window to front aspect, electric wall heater, door to :-

### Walk in Wardrobe

8'3" x 4'2"

Fitted with hanging space and drawers for storage.

### Bedroom Two

8'7" x 8'6"

Double glazed window to rear aspect, over stairs cupboard.

### Shower Room

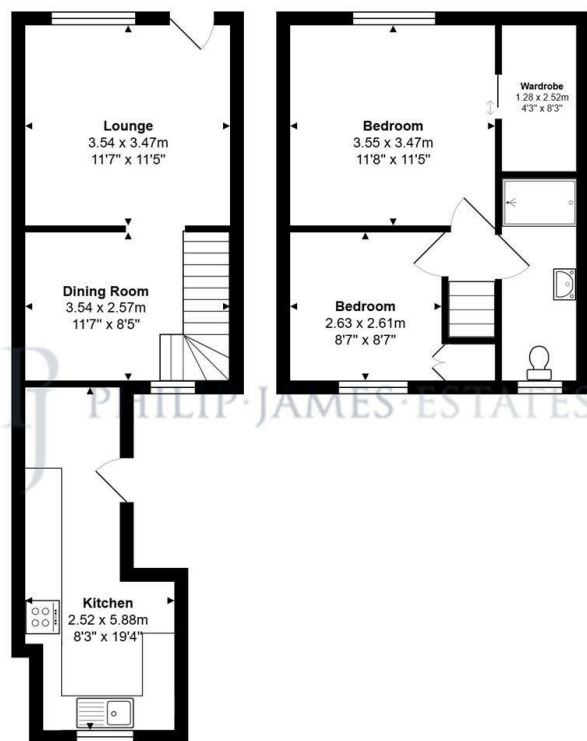
Double glazed window to rear aspect, low level WC, wash hand basin inset to storage unit. Fully tiled double walk in shower, heated towel rail, tiled floor to compliment

### Rear Garden

Commencing with a patio area, the remaining garden is split in to two zones with the first been lawned with shrub borders. The second part has been shingled to allow for parking for several cars, with the remaining being laid to bark with storage for bins and wood.

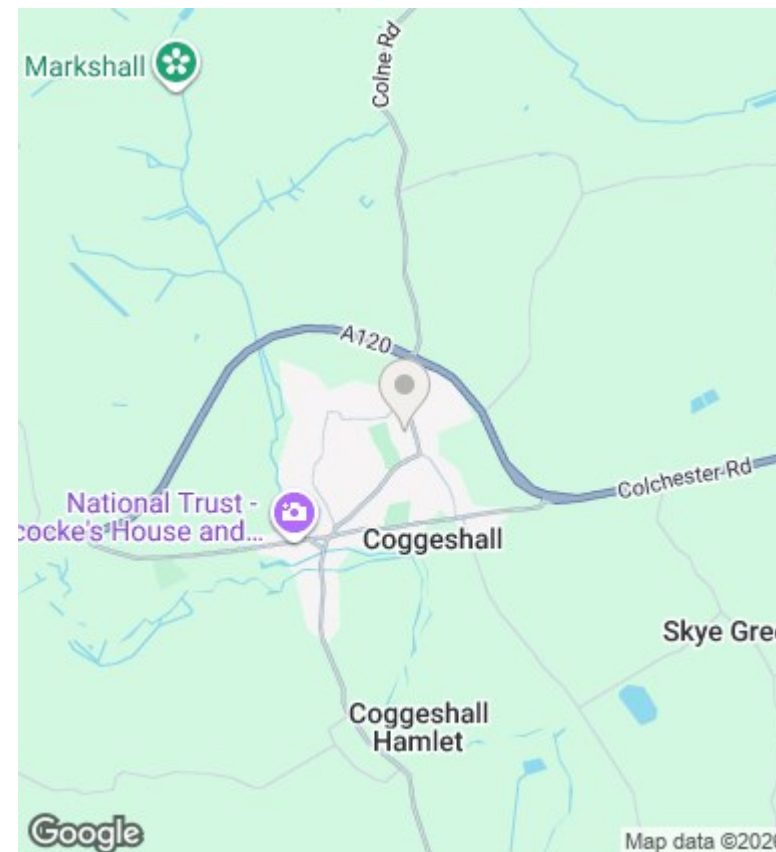






Total Area: 63.9 m<sup>2</sup> ... 688 ft<sup>2</sup>

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

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC