



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

£347,000

- No chain
- Lounge/diner
- Three bedrooms
- Viewing advised
- Off road parking

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Philip James Estates are pleased to offer for sale this three bedroom cottage with off road parking. The property is offered with no onward chain and early viewing is advised. The property consists of lounge/diner, fitted kitchen, three bedrooms and family bathroom .Enclosed rear patio and garden, off road parking. Please call for an early viewing.



Council Tax Band: C



Entrance

Composite front door leading to :-

Lounge/Dining Room

19'6" x 11'4"

Double glazed windows to front and side aspects, wood flooring, two radiators, feature brick fireplace with wood burner. understairs cupboard, door to :-

Hallway

Double glazed door to side, stairs to first floor, radiator, open to :-

Kitchen

9'4" x 9'3"

Double glazed windows to rear and side aspects, range of base and eye level units, wooden block effect work surfaces. Electric oven with gas hob and extractor over, single sink with mixer tap set, wood effect flooring. Plumbed for washing machine and slimline dishwasher and space for fridge/freezer.

Stairs and Landing

Stairs to first flooring, radiator, doors to :-

Bedroom One

11'8" x 10'5"

Double glazed window to front aspect, radiator, wood flooring, loft hatch.

Bedroom Two

9'10" x 7'7"

Double glazed window to rear aspect, radiator. wood flooring

Bedroom Three

9'10" x 7'7"

Double glazed window to rear aspect, wood flooring, airing cupboard, radiator.

Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin into vanity unit, panel bath, enclosed shower cubicle. Tiled floor and fully tiled walls to compliment.

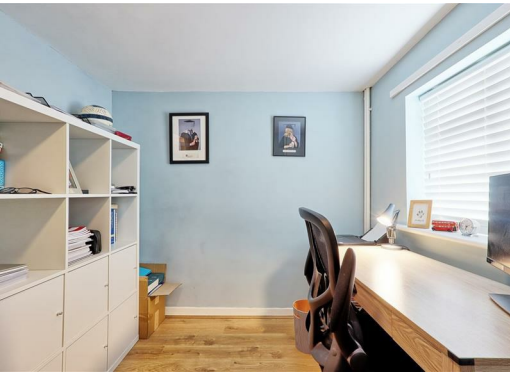
Rear Garden

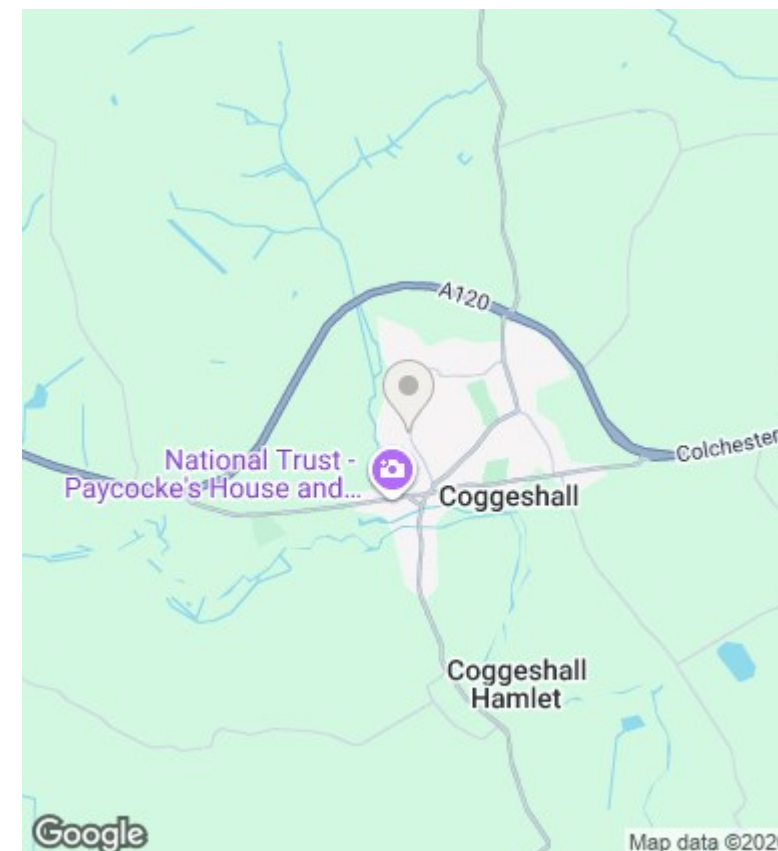
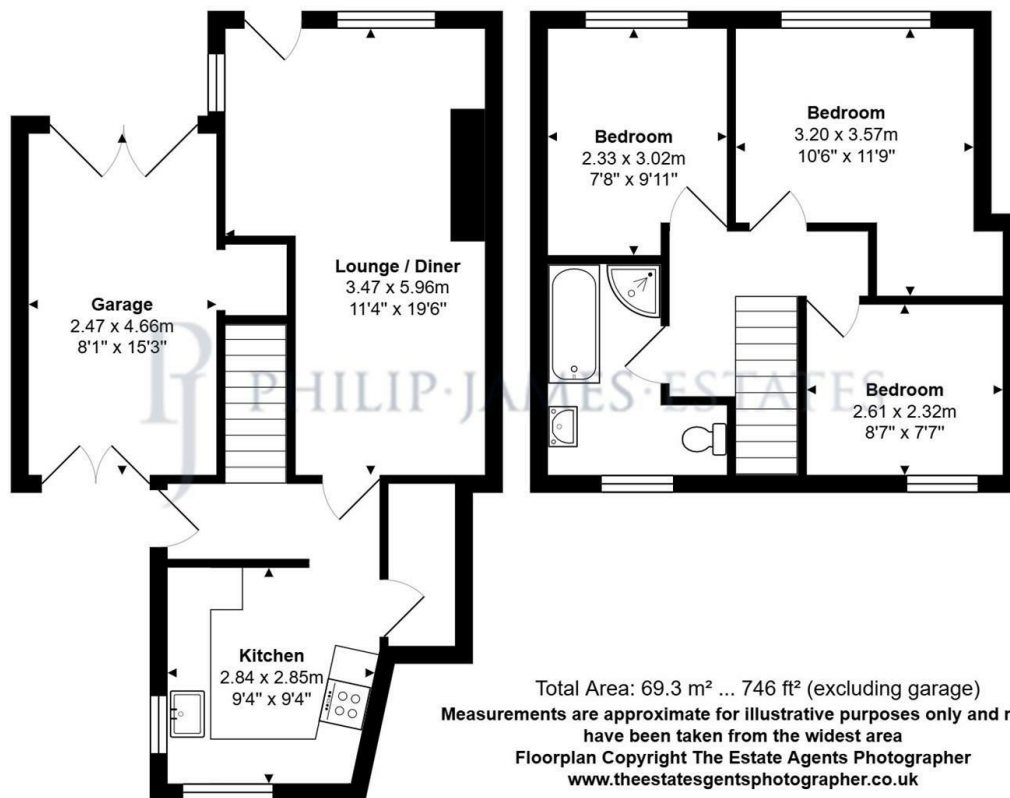
Commencing with an enclosed patio area, gate leading to remaining garden which is laid to lawn with shrub borders leading to a further decked area. Garden shed to remain.

Off Road Parking

Double gates lead to off road parking, storage cupboard, door to rear patio.







Directions

Viewings

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

Council Tax Band

C

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