



## 19 West Street, Coggeshall, Coggeshall, Colchester, Essex, CO6 1NS

£275,000

- Grade Two listed cottage
- Viewing advised
- Gas central heating
- Two double bedrooms
- Maintained to an excellent standard by current vendors
- Enclosed south facing rear garden
- Wood burner



# 19 West Street, Coggeshall, Colchester CO6 1NS

Viewing is recommended on this Grade Two listed cottage close to the centre of Coggeshall. The property has been very well maintained by the current vendors including the rear garden. The property consists of lounge, kitchen/diner, bedroom one with family bathroom on the first floor and master bedroom to the second floor. Rear garden is a gardeners delight being south facing with many mature shrubs and borders.



Council Tax Band: B



### Living Room

14'9" x 10'7"

Leaded light glazed windows to front aspect, wooden front door, centrally heated radiator, log burner in feature fireplace. Leading to :-

### Kitchen

11'6" x 10'4"

Glazed window to rear, range of base level units, integral oven and gas hob, built in storage cupboard. Leading to :-

### Hallway

5'9" x 10'3"

Stairs rasing to first floor, glazed window to rear, built in storage cupboard, centrally heated radiator, and stairs to second floor. Leading to :-

### Bedroom Two

14'9" x 10'8"

Leaded light glazed window to front, centrally heated radiator, original wooden beams.

### Bathroom

10'9" x 8'7"

Glazed window to rear, centrally heated radiator, white bathroom suite, fitted storage cupboard, original wooden beams.

### Stairs and landing

second staircase to top floor which is light and airy with glazed window overlooking rear garden

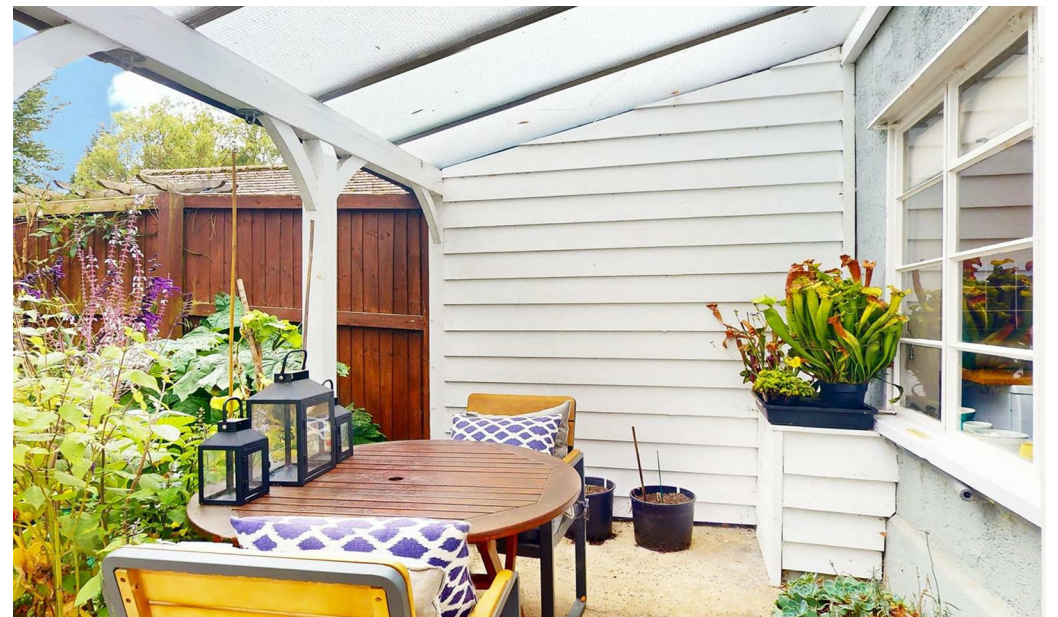
### Main Bedroom

12'8" x 15'0"

Glazed window to rear aspect, centrally heated radiator, 2x built in storage cupboards, original wooden beams.

### Rear Garden

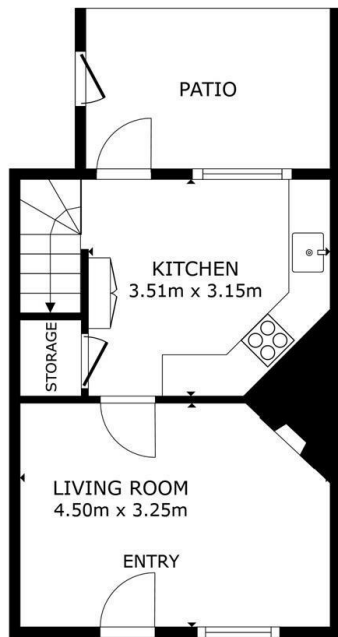
Enclosed south facing rear garden with mature shrubs and vegetables.



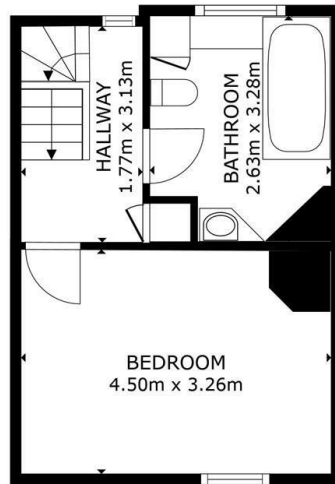




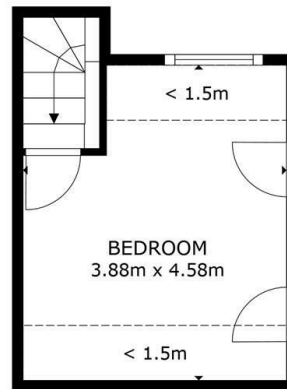




FLOOR 1



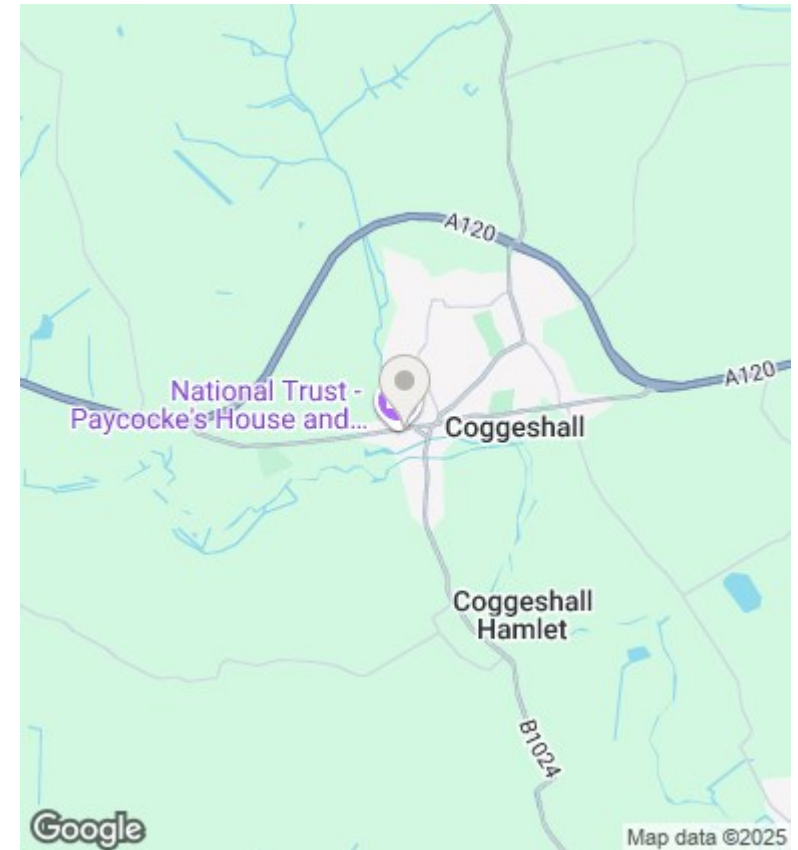
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 29.2 m<sup>2</sup> FLOOR 2 29.6 m<sup>2</sup> FLOOR 3 13.1 m<sup>2</sup>  
EXCLUDED AREAS : PATIO 8.3 m<sup>2</sup> REDUCED HEADROOM 5.2 m<sup>2</sup>  
TOTAL : 72.0 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

B