



## 9 Barn View Road, Coggeshall, Coggeshall Colchester, Essex, CO6

£350,000

- No Chain
- Two bedrooms
- Parking and garage
- Large communal gardens for residents use only

- Viewing advised

# 9 Barn View Road, Coggeshall Colchester CO6 1RF

Philip James Estates are pleased to offer for sale with no onward chain this delightful two bedroom home with the benefit of having use of large communal gardens, garage and parking. The house consists of entrance hallway, fitted kitchen and lounge to the ground floor. To the first floor there are two double bedrooms and bathroom. Viewing is highly recommended to avoid disappointment.



Council Tax Band: C



#### Entrance Hall

Wooden front door leading to entrance hall, radiator, stairs to first floor, door to :-

#### Communal Garden

Large communal gardens for residents only use.

#### Fitted Kitchen

14'9" x 9'7"

Double glazed window to front aspect, stripped floorboards, range of base and eye level units, butler sink, plumbed for dishwasher and washing machine and space for fridge/freezer. Space for range master cooker, extractor hood and wood block work surfaces, large understairs cupboard, tiled splashbacks to compliment. Door to :-

#### Lounge

14'11" x 13'6"

Two double glazed windows to rear aspect, radiator.

#### Stairs and Landing

Stairs rising to first floor, loft hatch with loft ladder the loft has been fully boarded and has light connected, doors to :-

#### Bedroom One

13'6" x 10'6"

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

#### Bedroom Two

9'8" x 9'4"

Double glazed window to front window, radiator, storage cupboard.

#### Bathroom

Low level WC, wash hand basin inset to vanity unit, panel bath with shower over. shower screen, Fully tiled walls and flooring to compliment together with inset lighting.

#### Parking and Garage

Garage en bloc which has been boarded in the eaves, further off street parking



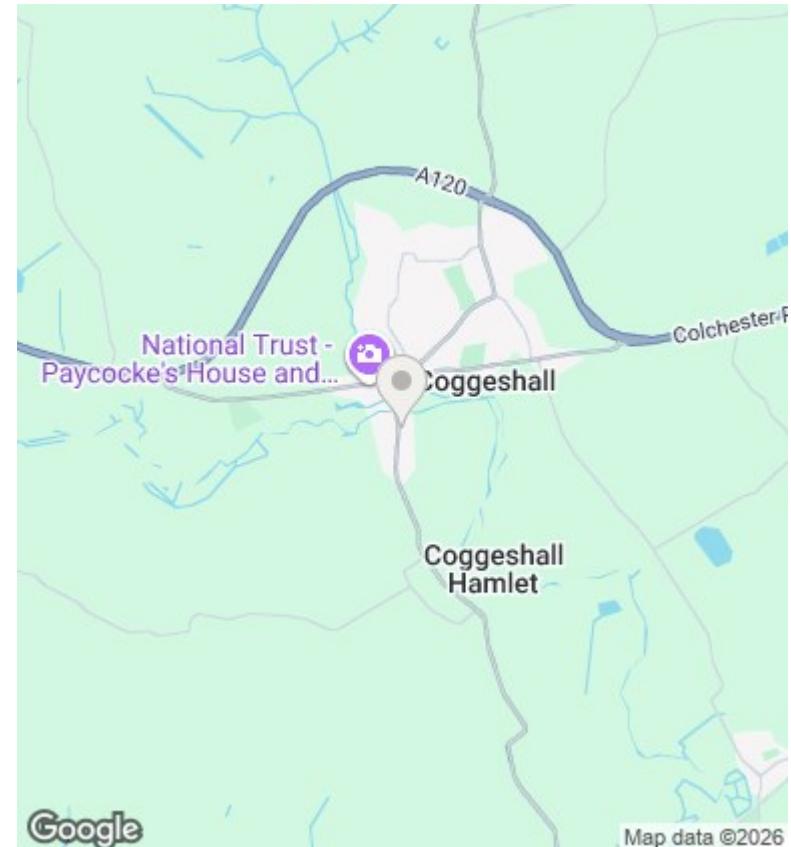




Total Area: 73.5 m<sup>2</sup> ... 791 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area

Floorplan Copyright The Estate Agents Photographer  
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## 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		86
(81-91)	B		71
(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	