



47 Stoneham Street, Coggeshall, Colchester, Essex, CO6 1UH

£290,000

- Two bedrooms
- Downstairs bathroom
- Viewing highly recommended
- Gas central heating
- Maintained to excellent standard
- Double glazed

47 Stoneham Street, Colchester CO6 1UH

An opportunity to purchase this charming two bedroom cottage which has maintained some of the original features. The property has been tastefully decorated and maintained by the current vendor. There is a lounge, fitted kitchen with breakfast bar, downstairs bathroom and then two bedrooms to the first floor. Combi boiler, double glazed, enclosed rear courtyard garden. Viewing is highly recommended to avoid disappointment.



Council Tax Band: B



Entrance

Composite front door leading to :-

Lounge

11'10" x 11'0"

Double glazed window to front aspect, feature fireplace, two storage cupboards, door to :-

Fitted Kitchen

8'11" x 6'6"

Double glazed window to rear aspect, range of base units, integral dishwasher single sink with mixer tap set, breakfast bar, radiator, understairs storage cupboard, tiled floor to compliment. through to :-

Inner Lobby

Double glazed door to rear, storage cupboard housing boiler and plumbed for washing machine. Door to :-

Bathroom

6'11" 5'5"

Double glazed window to side aspect, low level WC, pedestal wash hand basin, panel bath with shower over, shower screen. Heated towel rail, tiled floor to and part tiled walls to compliment

Stairs

Stairs to first floor, double glazed window to side aspect, leading to :-

Bedroom One

11'0" x10'8"

Double glazed window to front aspect, radiator, built in wardrobe and small chest cupboard, loft hatch.

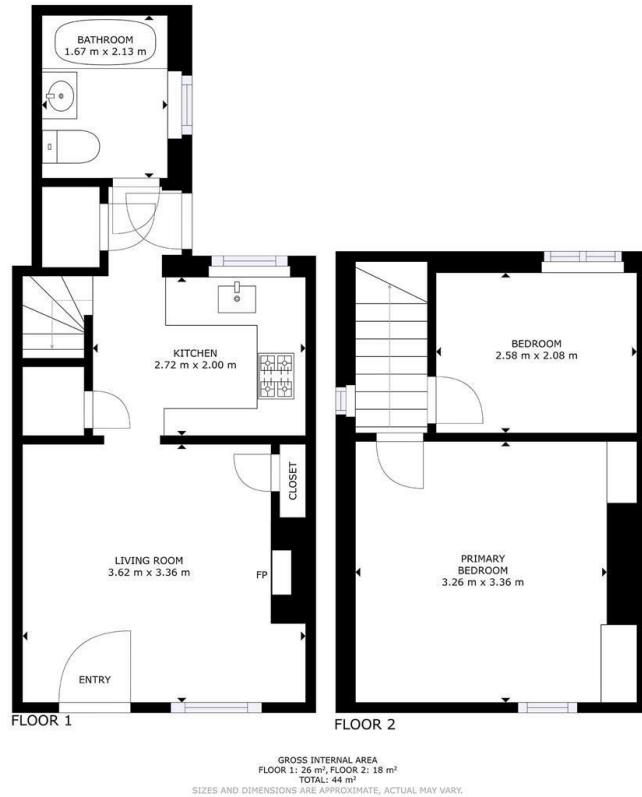
Bedroom Two

8'5" x 6'9"

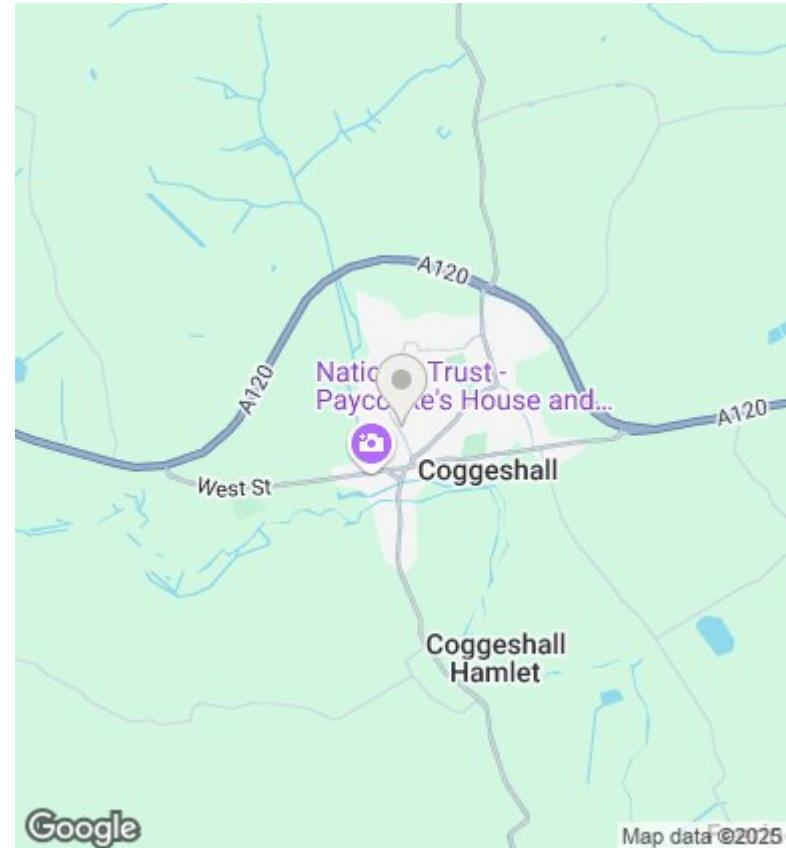
Double glazed window to rear aspect, radiator.

Rear Garden

Enclosed rear garden with side gate.



PHILIP JAMES ESTATES



Directions

Viewings

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

Council Tax Band

B

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	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC