



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

£335,000

- No chain
- Enclosed rear garden
- Viewing advised
- Excellent condition
- Two double bedrooms

65 Stoneham Street, Colchester CO6 1UH

Philip James Estates are pleased to offer for Sale this two bedroom cottage with no onward chain. The property consists of lounge/diner, fitted kitchen, two double bedrooms and family bathroom. To the rear there is an enclosed rear garden. Viewing is advised to avoid disappointment.



Council Tax Band: B



Entrance Porch

Wooden front door to lobby, door to :-

Kitchen

10'11" x 10'5"

Glazed window to rear aspect, range of base and eye level units, built in oven, hob, dishwasher and space for fridge/freezer, Plumbed for a washing machine, single sink with mixer tap set, tiled splashback, exposed beams, feature radiator and wood effect flooring to compliment. Glazed door to rear garden.

Door to :-

Lounge/Diner

18'8" x 11'11"

Glazed window to front and side aspects, exposed beams, brick fireplace with wood mantle and stone hearth with electric coal effect fire. Wood flooring, feature radiator, understairs cupboard, stairs to :-

Stairs and Landng

Stairs to first floor, glazed window to side aspect, loft hatch with loft ladder and light. Doors to :-

Bedroom One

11'8" x 8'6"

Glazed window to front aspect, exposed beams, feature radiator, door to :-

WC

Low level WC, wash hand basin into vanity unit, heated towel rail, part tiled to compliment

Bedroom Two

11'0" x 10'5"

Glazed window to rear aspect, feature radiator.

Bathroom

Low level WC, pedestal wash hand basin, panel bath with shower over, shower screen, part tiled walls to compliment

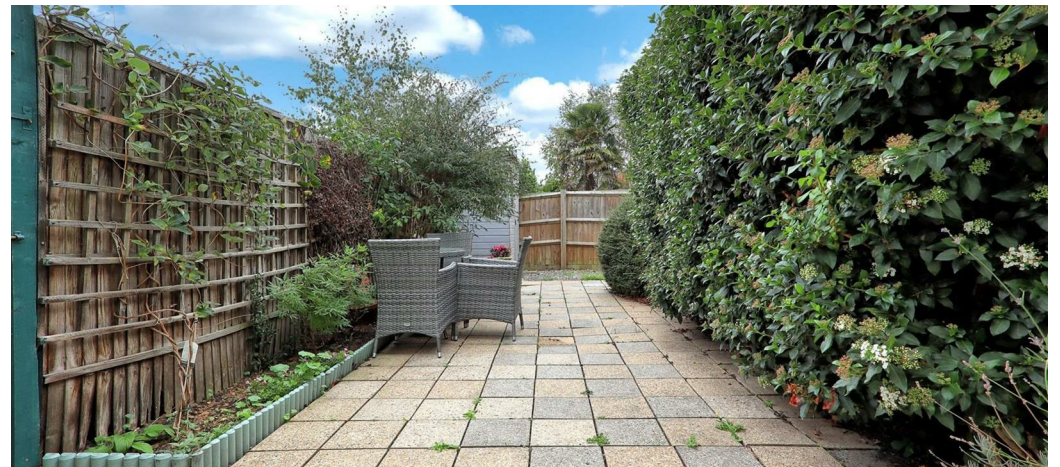
Rear Garden

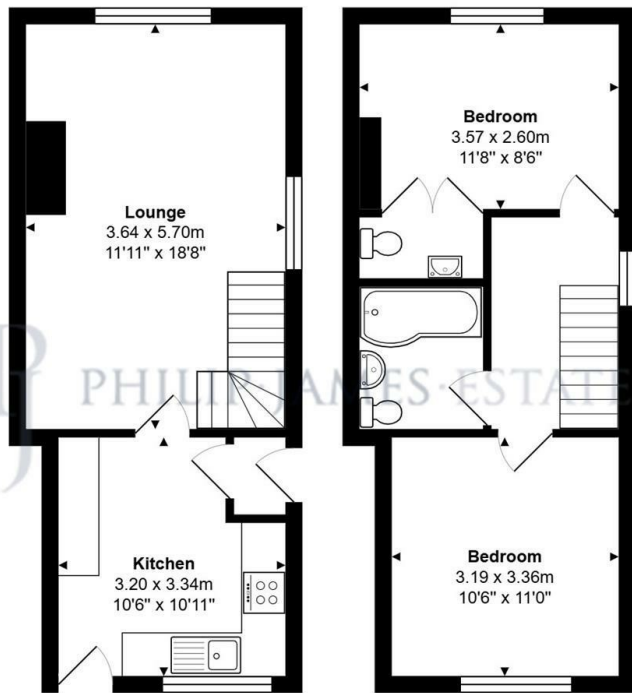
Enclosed rear garden with pedestrian access to side, laid to patio with mature shrubs, garden shed to remain

Agents note

Parking is on street, the parking at the side DOES NOT belong to number 65.







Total Area: 63.8 m² ... 687 ft²

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

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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	