



1 Stoneham Street, Coggeshall, Colchester, Essex, CO6 1TT

£600,000

- Centre of Coggeshall
- Scope to improve
- Viewing advised
- Private off road parking
- Five bedrooms
- Some works required
- Three reception rooms

1 Stoneham Street, Colchester CO6 1TT

A rare opportunity to purchase this Grade Two property in the centre of Coggeshall which originates from the 14th Century with extensions in the 17th, 19th Century. The property has been in its time commercial and now registered as mixed use (commercial and residential). The property has spacious accommodation downstairs with three reception rooms, a utility, two cloakrooms kitchen and study. To the first floor there are five bedrooms and two bathrooms. To the side and rear of the property there is an enclosed garden leading to off road parking for numerous cars and gates providing enclosure. The property lends its self to further enhancement and this is reflected in the asking price. Grade Two listing number TL8422-8522



Council Tax Band: B



Entrance Hall

25'5" x 5'5"

Wooden front door leading to hallway, exposed beams, wood flooring, storage cupboard, -

Downstairs Cloakroom

Glazed window to side, low level WC, wash hand basin

Lounge

18'9" x 15'3"

Glazed French Doors to rear aspect, wood flooring, exposed beams, radiator, inglenook fireplace with oak mantle and wood burner. corner display unit, external door to side passage.

Dining Room

16'8" x 10'6"

Glazed bay window to front aspect, exposed beams, wood flooring. external door to passage way

Study/Office

10'4" x 9'10"

Glazed windows to two aspects, exposed beams and brickwork, inglenook fireplace, radiator, tiled floor, door to :-

Kitchen

14'11" x 14'11"

Glazed window to two side aspects, glazed door to side aspect. exposed beams and brickwork, electric Aga, double stainless steel sink and drainer and additional vanity sink. Plumbed for dishwasher, stainless steel work surface with storage under. Tiled floor and tiled walls.

Snug

14'4" x 6'6"

Window to side aspect, exposed beams, door to :-

Utility Room

14'5" x 7'0"

Glazed door to side , plumbed for washing machine, staircase leading to first floor.

Stairs and Landing

Doors to :-

Bedroom Three

13'4" x 9'10"

Glazed window to rear aspect, radiator.

Bedroom Five

16'5" x 13'4"

Glazed window to two side aspects, radiator, exposed beams. This room does lead to the remaining bedrooms but a stud wall could be added to provide a separate hallway

Hallway

13'6" x 5'0"

Glazed window to side aspect, wood flooring, doors to :-

Bedroom Four

13'7" x 9'7"

Glazed window to side aspect, exposed beams, radiator.

Second Hallway

16'7" x 5'5"

Glazed window to side aspect, wood flooring, doors to :-

Bedroom Two

17'8" x 16'8"

Two glazed windows to side aspect, exposed beams , radiator, fitted wardrobe.

Bathroom

11'6" x 5'5"

Glazed window to side aspect, walk in double shower, low level WC, wash hand basin inset to vanity unit, heated towel rail.

Bedroom One

10'7" x 10'3"

glazed window to front aspect, exposed beams, radiator, door to :-

Ensuite

9'0" x 4'7"

Glazed window to front aspect, walk in shower, low level WC , wash hand basin, heated towel riad, exposed beams

Rear Garden

This walled garden commences with a large patio area, remaining is paved with shrub borders leading to :-

Parking and Further Garden

Large gravelled area which provides parking for several vehicles, garden shed, and storage area, double gates allowing for the private parking.

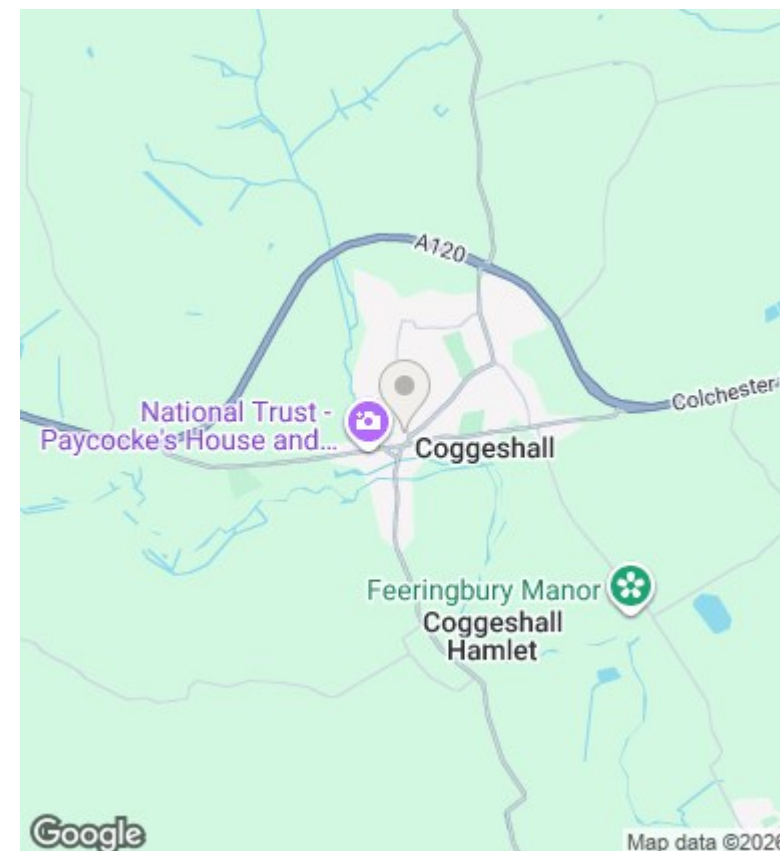
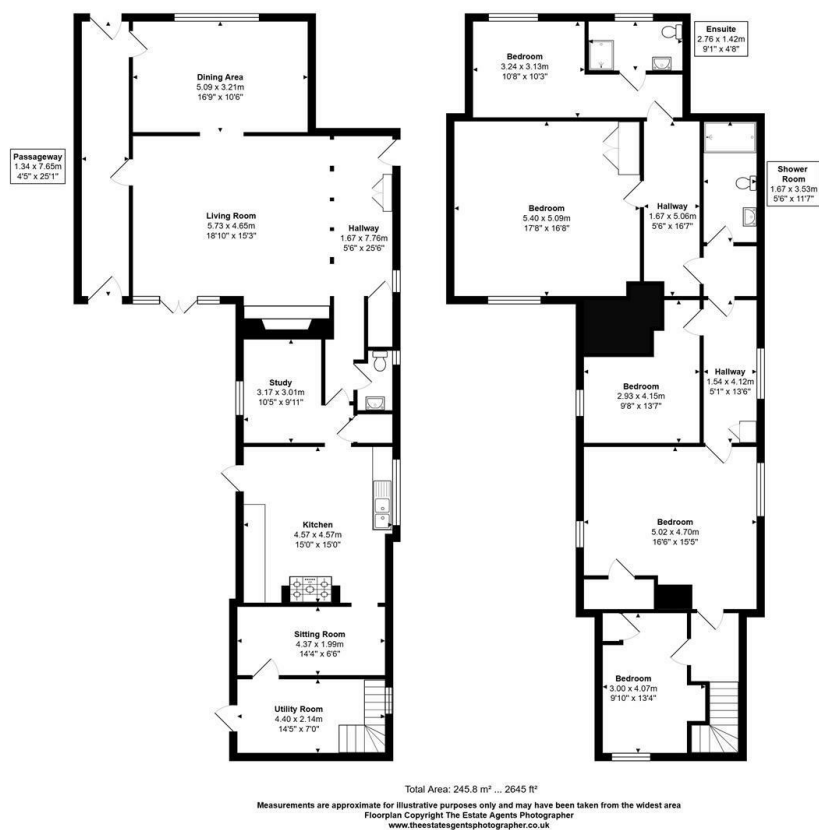
Agents Note

The commercial element of the building stops at the point of entry to the utility room which then includes the upstairs.

The residential part of the building is banded as B with Braintree Council. The commercial element is current banded for small business rates (buyer to make own enquires with BDC).







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