PHILIP·JAMES·ESTATES







25 Hitcham Road, Coggeshall, Colchester, Essex, CO6 1QS

£430,000

- Viewing advised
- Link detached
- Overlooking Nature Reserve
- Two reception rooms
- Three double bedrooms

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
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Philip James are pleased to offer for sale this three bedroom link detached house overlooking the nature reserve. This is the first time that the property has come to market since it was built and viewing is recommended to appreciate the opportunity that it offers in remodelling. There are two reception rooms, fitted kitchen and bathroom and further cloakroom to the ground floor. To the first floor there are three double bedrooms. Enclosed rear garden overlooking nature reserve, independent driveway providing ample parking. Early viewing is advised

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Council Tax Band: D





Entrance
Double glazed Upvc front door and double glazed side panel leading to :-

Entrance Hall
Stairs to first floor, understairs cupboard, radiator, doors to :-

Dining Room
10'8" x 6'9"
Double glazed window to front aspect, radiator.

Lounge
18'4" x 13'8"
Double glazed window to rear, radiator, double glazed door leading to rear garden.

Kitchen
10'11" x 10'0"
Double glazed window to rear aspect, range of base and eye level units, single sink with mixer tap set and plumbed for washing machine.. Built in electric oven, hob and extractor over, integral fridge/freezer, wood effect flooring, radiator. Double glazed door to side.

Bathroom
Double glazed window to side aspect, panel bath with mixer tap set, low level WC, pedestal wash hand basin, part tiled walls to compliment, heated towel rail.

Cloakroom
Double glazed window to side aspect, low level WC, radiator,

Stairs and Landing
Double glazed window to front aspect, radiator, doors to :-

Bedroom One
17'2" x 11'0"
Double glazed window to rear aspect, radiator, loft hatch.

Bedroom Two
13'8" x 13'1"
Double glazed window to rear aspect, radiator.

Bedroom Three
10'8" x 9'6"
Double glazed window to front aspect, radiator.

Rear Garden
Enclosed rear garden overlooking nature reserve, commencing with patio area with remaining laid to lawn. Three garden sheds to remain, side access leading to :-

Driveway/Front garden
Independent driveway for several cars, front garden laid to lawn with shrub borders.









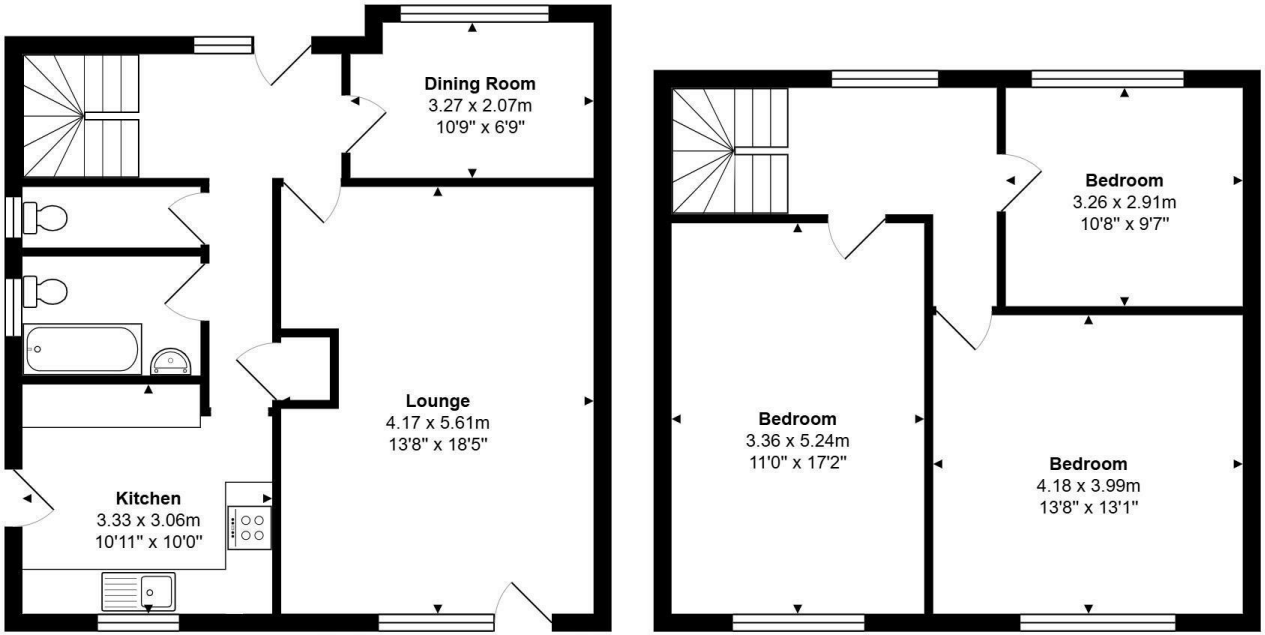






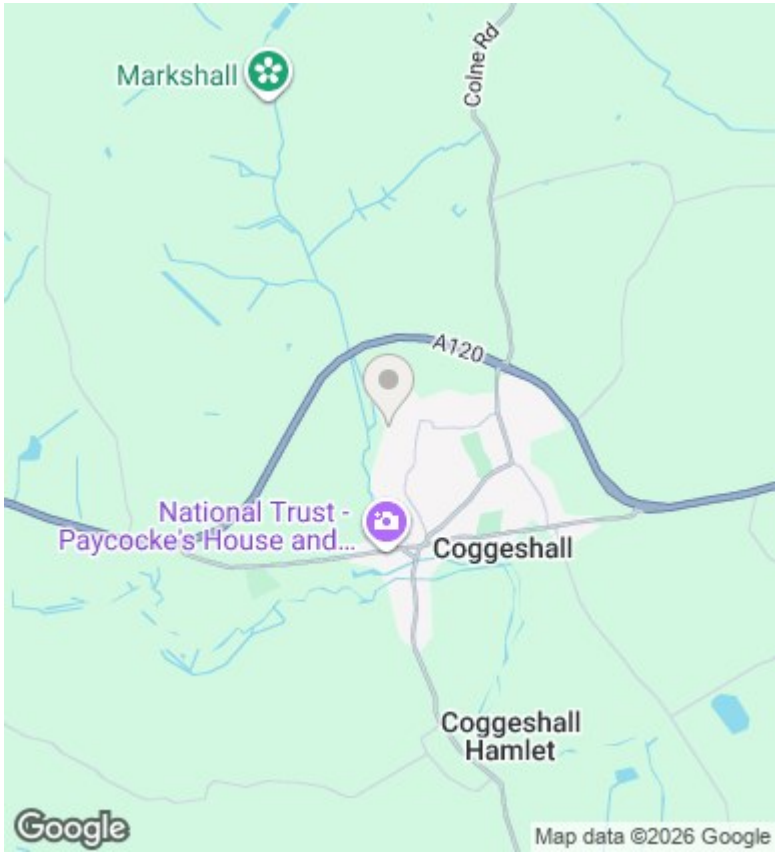






Total Area: 111.4 m² ... 1199 ft²

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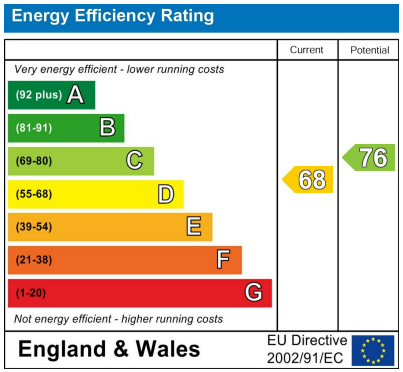
Directions

Viewings

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

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