PHILIP·JAMES·ESTATES

115 Tilkey Road, Coggeshall, Colchester, ESSEX, CO6 1QN

£385,000

- No chain
- Two reception rooms
- Three bedrooms
- Viewing advised
- Enclosed garden
- Off road parking
- Viewing recommended

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
01376563656

info@philipjamesestates.co.uk
philipjamesestates.co.uk

115 Tilkey Road, Colchester CO6 1QN

Viewing is recommended to appreciate the property which benefits from having three reception rooms, fitted kitchen and downstairs shower room. To the first floor there are three bedrooms, mostly all double glazed, gas central heating, Off road parking for two/three cars, garage and workshop. Please call to arrange an early appointment

3 1 2

Council Tax Band: C

Entrance
Entrance via front wood entrance door to :-

Kitchen
10'0" x 8'5"
Double glazed window to side aspect, range of base and eye level units, one bowl sink unit with mixer tap set, plumbed for dishwasher, space for gas cooker, wood effect ceramic tiling, storage cupboard which has plumbed for washing machine, doors to :-

Bathroom
Double glazed window to side aspect, low level WC, wash hand basin inset to vanity unit, enclosed double shower cubicle, heated towel rail, underfloor heating, fully tiled walls and floor to compliment.

Dining Room
9'0" x 7'9"
Double glazed window to front aspect, radiator, wood effect flooring, understairs cupboard, stairs to first floor, door to :-

Lounge
11'9" x 11'3"
Glazed window to conservatory, wood burner with feature surround, radiator, door to :-

Conservatory
11'10" x 8'5"
Upvc construction with opening fan light windows and French doors leading to rear garden.

Stars and Landing
Stairs to first floor, doors to :-

Bedroom One
11'8" x 11'3"
Sash glazed window to rear aspect, feature fireplace, radiator, storage cupboard.

Bedroom Two
13'11" x 8'3"
Double glazed window to rear and side aspect, exposed floorboards, radiator, two storage cupboards.

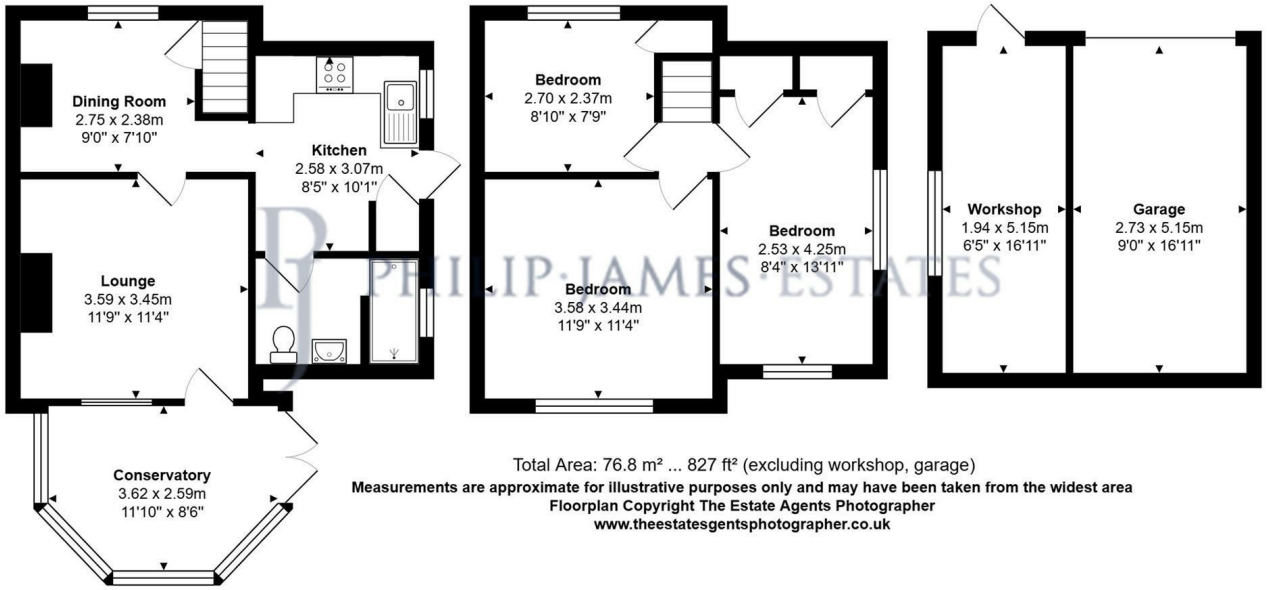
Bedroom Three
8'10" x 7'9"
Double glazed window to front aspect, exposed floorboards, over stairs cupboard, radiator.

Rear Garden
Enclosed rear garden laid to lawn and mature shrub borders., oak beamed shed with covered BBQ/sitting area with period pan tiled pitched roof.

Garage
16'10" x 8'11"
Oversized garage with up and over door, power and light connected.

Workshop
16'10" x 6'4"
Connected to the garage this workshop has power and light connected. Green house attached to the rear of the structure

Driveway
Independent driveway for two /three cars leading down to the garage.

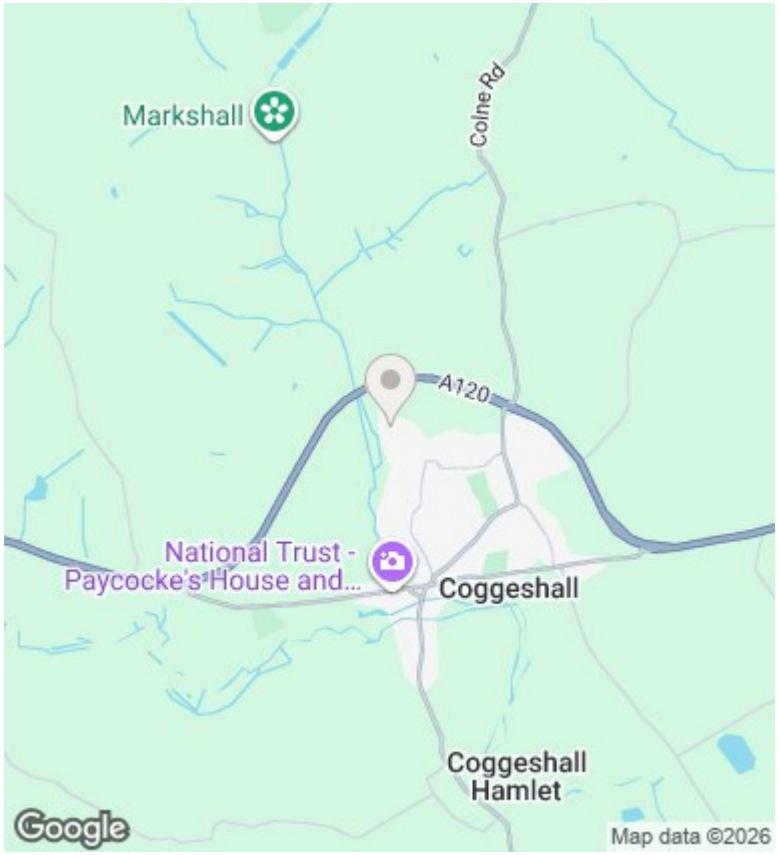


Total Area: 76.8 m² ... 827 ft² (excluding workshop, garage)

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

Floorplan Copyright The Estate Agents Photographer

www.theestatesgentsphotographer.co.uk



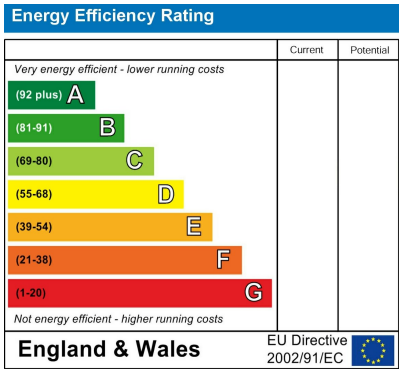
Directions

Viewings

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

Council Tax Band

C



17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
01376563656

info@philipjamesestates.co.uk
philipjamesestates.co.uk