PHILIP·JAMES·ESTATES

15 East Street, Coggeshall, Colchester, Essex, CO6 1SH

£550,000

- Grade Two listed property
- Refitted kitchen
- Three bedrooms
- Viewing highly recommended
- Underfloor heating in kitchen and utility
- Close to centre of Coggeshall

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Philip James Estates are pleased to offer for sale this Grade Two 3 bedroom property close to the centre of Coggeshall. The property has three reception rooms, kitchen/diner. utility and downstairs cloakroom to the ground floor. To the first floor there are three double bedrooms and family bathroom, to the rear there is an enclosed rear garden with double gates allowing access Viewing is highly recommended to avoid disappointment and to view a stunning listed property.

3 1 3

Council Tax Band: D

Entrance Hall
Glazed wooden front door, glazed window to front aspect, built in display unit, wood flooring, glazed door to :-

Front Room
19'2" x 12'10"
Glazed window to front aspect, wood flooring, exposed beams , Inglenook fireplace with stone hearth, radiator, door to:-

Hallway
Exposed beams, stairs to first floor, feature radiator, doors to :-

Lounge
18'6" x 13'6"
Glazed sash window to side aspect, exposed beams, feature fireplace with wood burner, feature radiator.

Sitting Room
18'9" x 11'10"
Glazed sash window to side aspect, feature fireplace with working open fire, radiator, door to :-

Kitchen/Diner
19'6" x 18'2"
Two glazed windows to side aspect and one glazed sash window to rear aspect, tiled flooring, exposed beams, feature radiator, underfloor heating. Range of base and eye level units with work surfaces, one and half bowl sink with Quooker boiling water/filtered water tap set, central island with electric hob, built in double oven, integral dishwasher and space for fridge/freezer. Door to :-

Utility Room
7'0" x 6'3"
Plumber for washing machine and space for tumble dryer, single bowl sink with mixer tap set, underfloor heating, tiled splashback to compliment, door to :-

Downstairs Cloakroom
glazed window to rear aspect, low level WC wash hand basin, underfloor heating, exposed beams, gas boiler,

Stairs and Landing
Stairs to first floor, glazed window to side aspect, Velux window, exposed beams, storage cupboard, two feature radiators, doors to :-

Bedroom One
19'8" x 16'10"
Glazed sash window to front aspect, feature fireplace (vendor has advised that this does work), storage cupboard, built in wardrobes, radiator.

Bedroom Two
15'1" x 12'11"
Glazed sash window to side aspect, feature radiator, storage cupboard.

Bedroom Three
13'2" x 9'8"
glazed sash window to side aspect, exposed beams and brickwork, feature radiator.

Bathroom
Glazed window to rear aspect, exposed beams, wood flooring, low level WC, hand basin inset to vanity unit, heated towel rail, panel bath with shower over and shower screen, part tiled walls to compliment.

Rear Garden

Enclosed rear garden commencing with patio area, with the remaining laid to lawn together with shrub borders. Double wooden gates allowing access.

Agents Note

Grade Two listing number TL84228522

Area: 200.1 m² ... 2154 ft²

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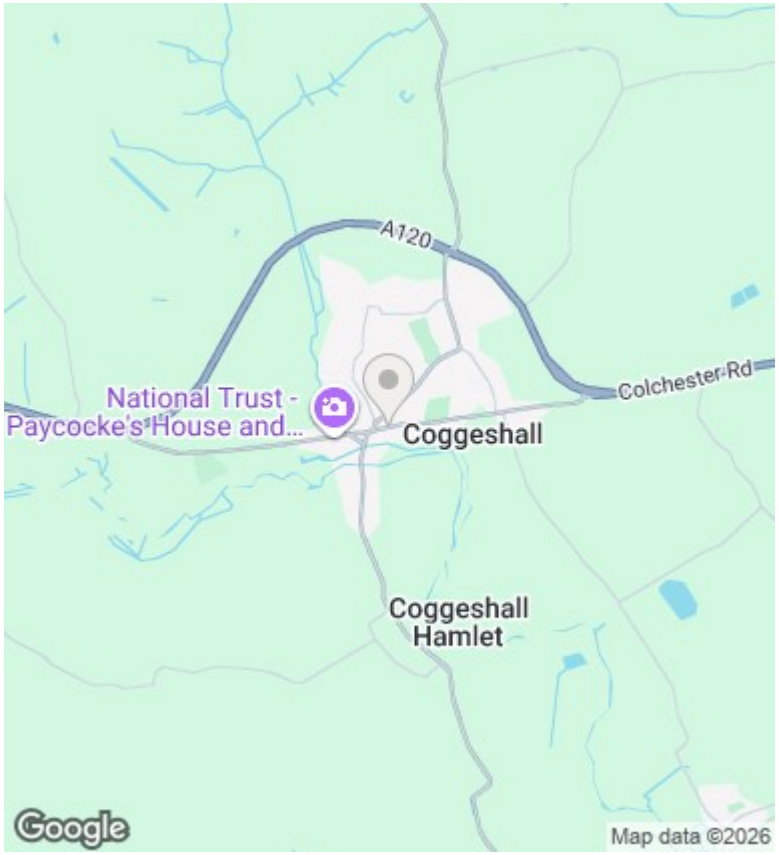


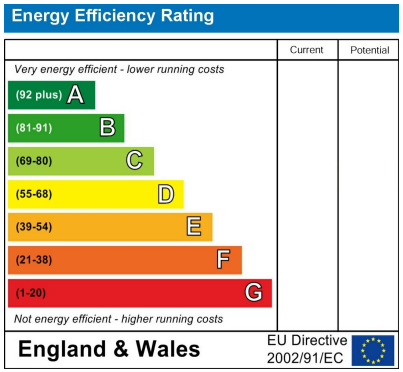
Directions

Viewings

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

Council Tax Band

D



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