



## 101 Tilkey Road, Coggeshall, Colchester, Essex, CO6 1QN

£360,000

- No chan
- Off road parking
- Viewing highly recommended
- Refurbished to high standard
- Large garden
- Two double bedrooms
- Fitted kitchen

# 101 Tilkey Road, Colchester CO6 1QN

Viewing is highly recommended to appreciate the refurbishment that has taken place on this two bedroom property which benefits from having lounge/diner, fitted kitchen, two double bedrooms and family bathroom. There is a large rear garden and off road parking for two cars. The property is offered with no onward chain. Please call to arrange an early viewing



Council Tax Band: B



### Entrance Hall

Composite part glazed door leading to hallway, wood effect flooring, storage cupboard, doors to :-

### Kitchen

10'4" x 8'1"

Double glazed window to rear aspect, range of base and eye level units, integral fridge/freezer, dishwasher, washing machine, electric oven, hob and extractor over. Wood effect flooring, inset spot lights to compliment,

### Lounge/Diner

19'1" x 13'1"

Double glazed windows to front and rear aspects, two radiators, open fire with brick breast and hearth, wood effect flooring, stairs to :-

### Landing

Double glazed window to side aspect, radiator, inset spotlights to compliment , loft hatch, doors to :-

### Bedroom One

10'7" x 10'6"

Double glazed window to front aspect, radiator

### Bedroom Two

13'3" x 8'0"

Double glazed window to rear aspect, radiator,

### Bathroom

Double glazed window to rear aspect, low level WC, wash hand basin, panel bath with shower over, shower screen. heated mirror, heated towel rail, fully tiled and inset spot lights to compliment.

### Rear Garden

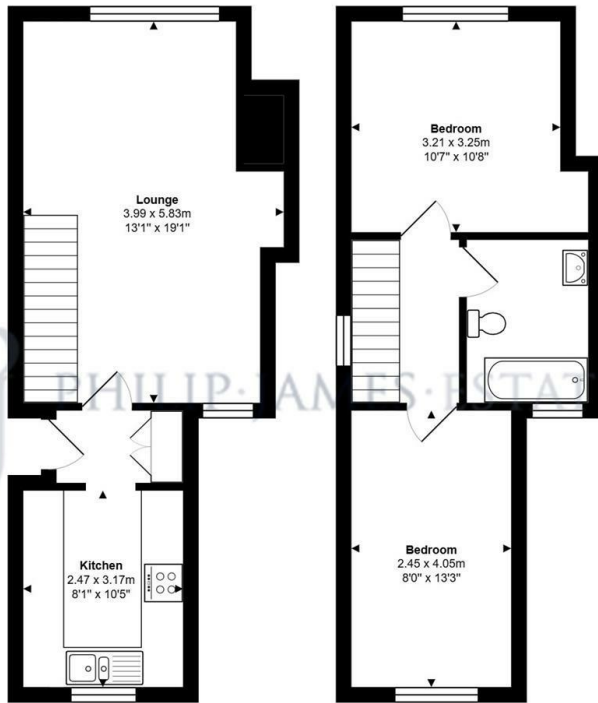
The garden is currently laid to lawn with fencing to either side.

### Front Garden/Driveway

The front is laid to shingle to allow parking for two cars, raised flower bed.

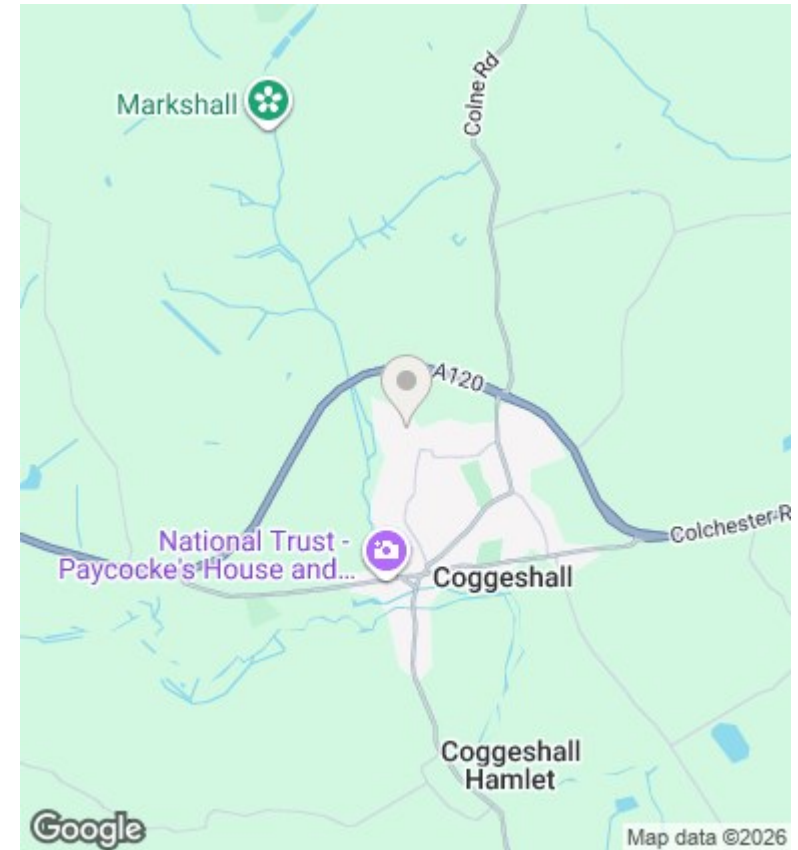






Total Area: 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup>

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

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	