



33 West Street, Coggeshall, Colchester, Essex, CO6 1NS

Offers Over £260,000

- No Chain
- Viewing advised
- Log cabin in garden with power and light connected
- Two double bedrooms

33 West Street, Colchester CO6 1NS

An opportunity to purchase this two bedroom cottage with two reception rooms, recently refitted bathroom, kitchen and two double bedrooms. There is an enclosed rear garden that also benefits from having a log cabin which is to remain with power and light connected. We understand the the property has also just been rewired (2024). The house is offered with no onward chain. Further photos will follow.



Council Tax Band: B



Entrance

Wood front door leading to :-

Lounge

11'10" x 9'6"

Window to front aspect, wood flooring, wood burner, radiator. open to :-

Dining Room

8'9" x 8'4"

Exposed beams, tiled flooring, radiator, wood burner, understairs cupboard stairs to first floor, open beams to :-

Kitchen

9'8" x 7'0"

Window to rear aspect, range of base units, electric oven and hob, single sink with mixer tap set, tiled splash backs, shelving to compliment, plumbed for washing machine.

Bathroom

Glazed window to side aspect, recently renewed bathroom suite including low level WC, wash hand basin and panel bath with shower over, radiator.

Stairs and Landing

Stairs to first floor, landing area (current vendor uses as a study area) doors to :-

Bedroom One

12'10" 8'8"

Window to front aspect, radiator.

Bedroom Two

10'1" x 7'10"

Window to front aspect, radiator.

Rear Garden

Enclosed rear garden laid to lawn with shrub borders leading to log cabin with power and light connected.





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		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC