



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

£335,000

- No Chain
- Viewing advised
- Three bedrooms
- Upstairs bathroom
- Enclosed rear garden
- EPC has been commissioned

63 West Street, Colchester CO6 1NS

An opportunity to purchase this double fronted three bedroom cottage which benefits from having three bedrooms and bathroom to the first floor. A large entrance hall, fitted kitchen and lounge to the ground floor. This property enjoys a rear garden and is offered on a chain free basis. Viewing is highly recommended



Council Tax Band: C



Entrance Hall

9'10" x 7'6"

Composite front door to entrance hall, double glazed window to front aspect, storage cupboard, parquet flooring, radiator, stairs to first floor, doors to

Kitchen

12'9" x 8'3"

Double glazed windows to rear and side aspects, double glazed door to rear garden, range of base and eye level units, one and half bowl sink with mixer tap set. Plumbed for washing machine, space for washing machine and cooker, overhead extractor hood, tiled splash backs and wood effect flooring to compliment, door to :-

Lounge/Dining Room

19'10" x 11'9"

Double glazed window to front aspect, parquet flooring, two radiators, coal effect fire and wood surround. Double glazed French doors with glazed side panell leading to rear garden.

Stairs and Landing

Stairs leading to first floor, double glazed window to side aspect, doors to :-

Bedroom One

11'10" x 11'1"

Double glazed window to front aspect, radiator, feature fireplace and wood surround, loft hatch providing access to loft

Bedroom Two

11'9" x 8'3"

Double glazed window to rear aspect, radiator

Bedroom Three

9'8" x 7'0"

Double glazed window to front aspect, radiator, built in over stairs cupboard housing the comb boiler , loft hatch.

Bathroom

Double glazed window to rear aspect, wash hand basin inset to vanity unit, enclosed fully tiled shower cubicle with electric shower. Panel bath with mixer tap set, part tiled walls to compliment

WC

Low level WC, wash hand basin.

Garden

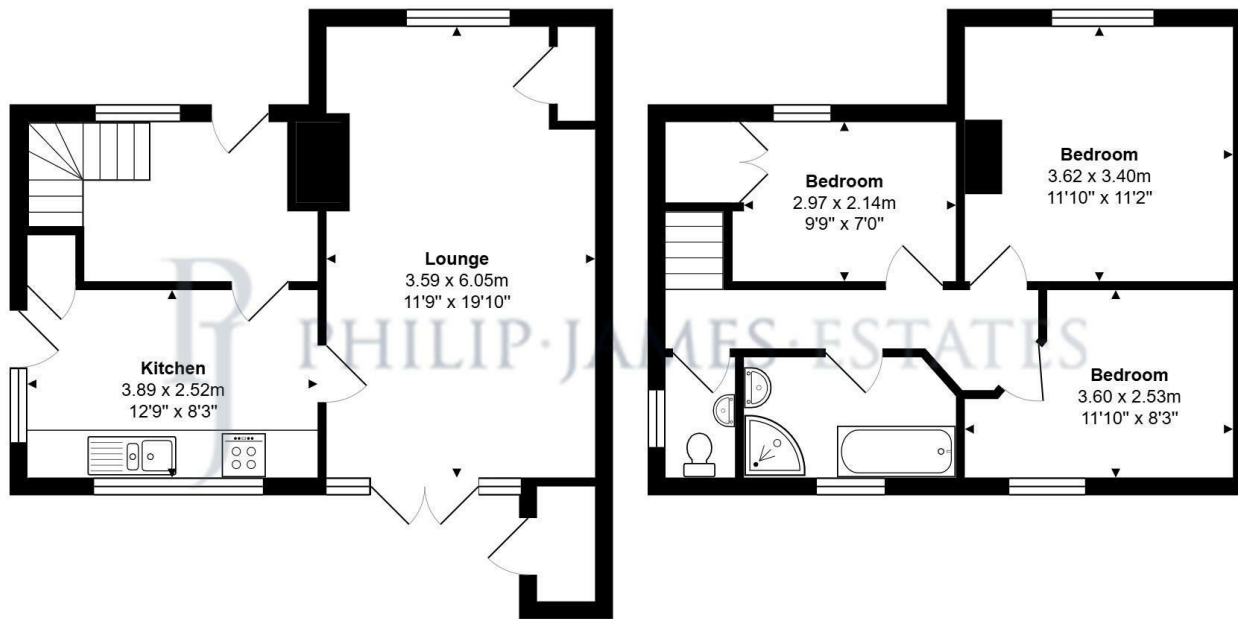
Enclosed rear garden with side access, laid mainly to lawn with shrub borders. large shed/workshop with power and alight connected

Agents note

Access to the property can also be gained by the blue double doors that serve both 61 and 63







Total Area: 81.8 m² ... 881 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

C

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