

45 West Street, Coggeshall, CO6 1NS



2 bedrooms  
2 reception room  
1 bathroom

**Freehold**

Offers In Excess Of

**£265,000**

Subject to contract

Text



This two bedroom mid terraced house is set in the sought after village of Coggeshall and is coming to the market with the benefit of no onward chain

# Some details

## General information

Set in the heart of the sought after village of Coggeshall and coming to the market with the benefit of no onward chain is this two bedroom mid terrace house. The property benefits from two bedrooms, two receptions, rear garden and is in need of some modernisation throughout.

Accommodation comprises a front door which leads through to the dual aspect dining room which measures 14' 10" by 11' 6" and gives access to all ground floor accommodation and stairs rising to the first floor. The lounge measures 11' 1" by 9' with a window to the front aspect and feature fireplace. Steps down from the dining room lead through to the galley style kitchen which measures 10' 2" by 4' 9" at its maximum with a window to the side aspect and a door leading through to a lobby area with a further door opening out to the garden. The kitchen benefits from a range eye and base level units inset to worktop surfaces, one and a half bowl sink and drainer and space for appliances. The ground floor accommodation is concluded with the family bathroom which comprises panel bath, low level W.C, wash hand basin and a window to the rear.

To the first floor the landing gives access to two double bedrooms with bedroom two measuring 10' 9" by 10' 9". Bedroom one measures 11' 1" by 10' 7" at its maximum with a window to the front aspect.

## Dining room

14' 10" x 11' 6" (4.52m x 3.51m)

## Lounge

11' 1" x 9' (3.38m x 2.74m)

## Kitchen

10' 2" x 4' 9" (3.1m x 1.45m)

## Lobby

## Bathroom

6' 5" x 5' 10" (1.96m x 1.78m)

## Landing

## Bedroom one

11' 1" x 10' 7" (3.38m x 3.23m)

## Bedroom two

10' 9" x 10' 9" (3.28m x 3.28m)

## The outside

Externally the property benefits from an enclosed rear garden which commences with a patio area with the remainder laid to lawn and enclosed by panel fencing. Access is also give to two storage sheds at the rear.

## Where?

Coggeshall is a highly regarded Essex village which has a variety of shops serving day to day needs. The Brasserie, White Hart Hotel and Coggeshall Spice Indian are popular for eating out. Educational facilities are provided by St Peter's Primary School and Honeywood Community School, both of which have an excellent reputation. The village is bypassed by the A120, travelling east towards Colchester. To the west there is good access to Stansted Airport and the M11. Kelvedon Station is approximately 3 miles away and offers a fast and frequent service to London Liverpool Street. Coggeshall community bus connects the village to the station at peak times.

## Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC Exempt

Our ref - MS

## Agents note

We understand from the vendors that the property has a right of way over next doors garden.

## Directions

Proceed from Witham on the A12 towards Colchester taking the Kelvedon exit, proceed through the village of Kelvedon and take the left turn signposted Coggeshall, continue along this road through Coggeshall Hamlet and onto Coggeshall itself, proceed down Grange Hill over the river into Bridge Street, proceed along Bridge Street, the road forks to the left, at the junction turn left into West Street and the property can be found on the left.

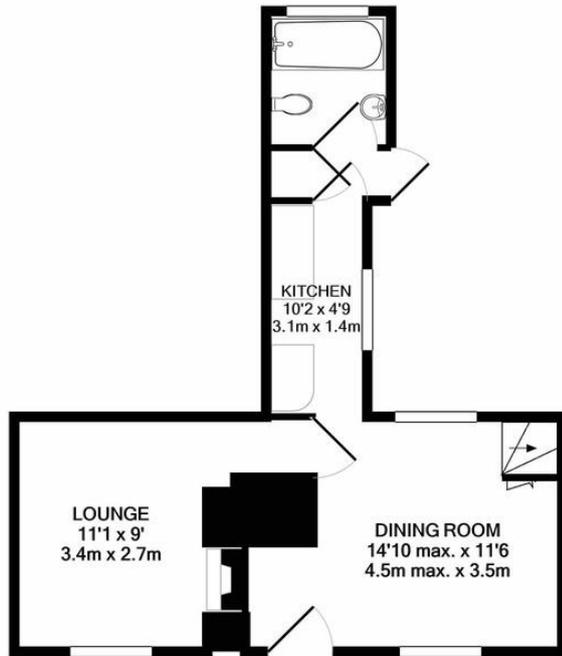
## Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

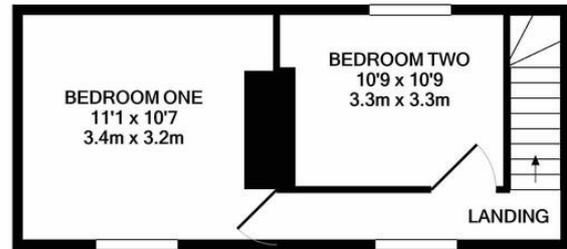
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## Viewing

To make an appointment to view this property please call us on 01376 516 464.



GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

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To find out more or book a viewing

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