



Surrex Cottages, Colchester Road, Coggeshall, Colchester, CO6 1RR

welcome to

Surrex Cottages, Colchester Road, Coggeshall, Colchester

A semi detached property on the outskirts of Coggeshall much improved by the current owners. The house has been tastefully modernised with re-fitted kitchen, replacement windows, modern oil fired central heating, landscaped rear garden and new roof. Viewing is highly recommended.



Auctioneer's Comments

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Entrance Porch

Entrance door to front and door into :-

Lounge

20' 6" x 10' 3" (6.25m x 3.12m)

Double glazed windows to front and side. Brick fireplace with inset log burner and stairs rising to first floor.

Kitchen / Diner

18' 2" x 13' 1" (5.54m x 3.99m)

Bifolds to rear and orangery roof. Double glazed window to side. Beautiful modern kitchen with a range of wall and base units with worksurfaces incorporating a porcelain sink. Double oven, hob and extractor over. Integral washing machine, dishwasher and fridge/freezer. Spot lighting and wooden flooring.

First Floor

Bedroom One

11' 4" x 10' 4" (3.45m x 3.15m)

Double glazed window to front. Airing cupboard.

Bedroom Two

11' 6" x 7' 7" (3.51m x 2.31m)

Double glazed window to rear.

Shower Room

8' 7" x 4' 2" (2.62m x 1.27m)

Double glazed window to side. Modern suite with double walk in shower, vanity wash hand basin, w/c and heated towel rail .Tiled walls and flooring.

Frontage

Large driveway offering parking for three/four vehicles. Side access gate to rear.

Rear Garden

Block paved and south facing. Shed and oil tank and enclosed by panel fencing.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Semi-Detached House

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
BTR110542 - 0003

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william h brown



01376 320018



braintree@williamhbrown.co.uk



51-53 High Street, BRAINTREE, Essex, CM7 1JX



williamhbrown.co.uk