



46 Kelvedon Road, Coggeshall, Colchester, Essex, CO6 1RQ

£490,000

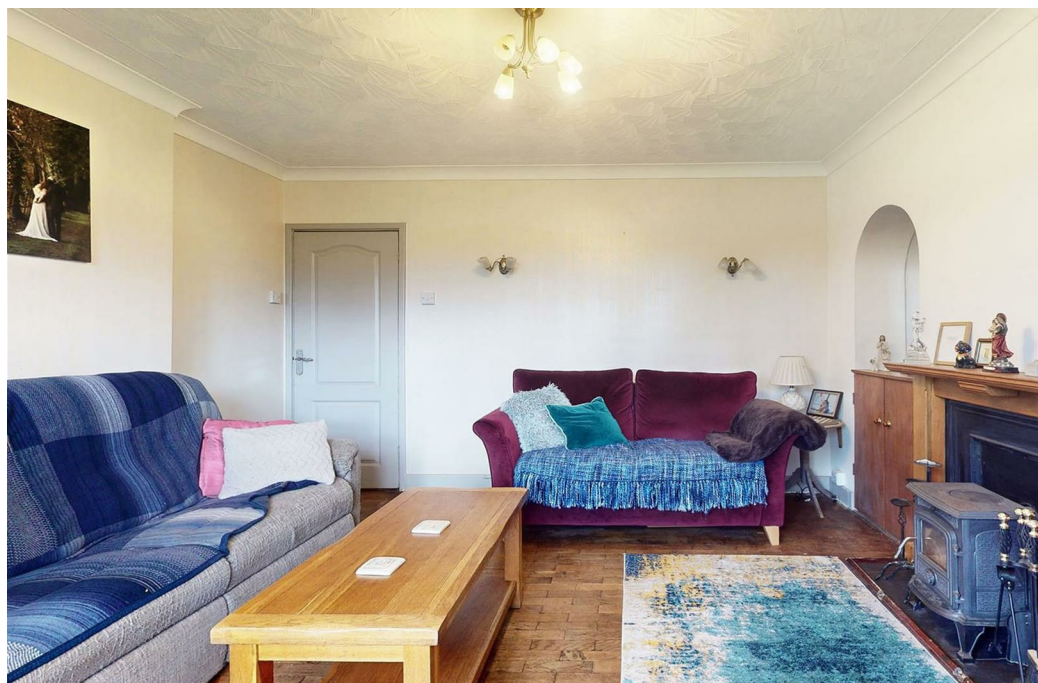
- No chain
- Large Garden
- Three Bedrooms
- Workshop
- Three reception rooms
- Viewing advised

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An opportunity to purchase this large three bedroom, three reception room semi detached house overlooking countryside to the rear and Coggeshall Cricket ground/countryside to the front. The property offers the new owner the opportunity to extend/update (Subject to planning) and it has large gardens to the front and rear. Viewing is advised to appreciate the accommodation the property offers. There is not any onward chain on this purchase.



Council Tax Band: C



Entrance Hall

13'5" x 7'0"

Double glazed front door leading to hallway, double glazed window to side aspect, parquet flooring, radiator, doors to :-

Lounge

15'10" x 13'9"

Double glazed bay window to front aspect, wood parquet flooring, radiator, feature fireplace with log burner.

Second reception Room

12'0" x 10'1"

Double glazed windows to front and side aspects, wood parquet flooring, radiator. (this room is currently being used as a bedroom)

Kitchen

13'4" x 7'0"

Double glazed window into conservatory, range of base and eye level units, electric oven , hob and extractor. Plumber for washing machine, single sink with mixer tap set, tiled walls to compliment, door to :-

Utility Area

15'10" x 8'2"

Double glazed windows to rear and side aspects, radiator, plumber for washing machine, single sink with mixer tap set. tiled floor

Conservatory Area

15'5" x 12'1"

Double glazed windows to rear aspect, tiled floor to compliment, radiator, French doors to garden

Downstairs Cloakroom

Low level WC, wash hand basin

Stairs and Landing

Double glazed window to rear aspect, radiator, loft access, doors to :-

Bedroom One

12'0" x 11'3"

Double glazed window to front aspect, built in wardrobes, radiator.

Bedroom Two

12'0" x 9'4"

Double glazed windows to front and side aspects, radiator.

Bedroom Three

7'4" x 7'0"

Double glazed window to rear aspect, radiator. (currently used as study).

Cloakroom

Low level WC, wash hand basin

Shower Room

7'0" x 5'11"

Double glazed window to rear aspect, enclosed shower cubicle, wash hand basin, storage cupboard. Heated towel rail, tiled walls to compliment

Garden

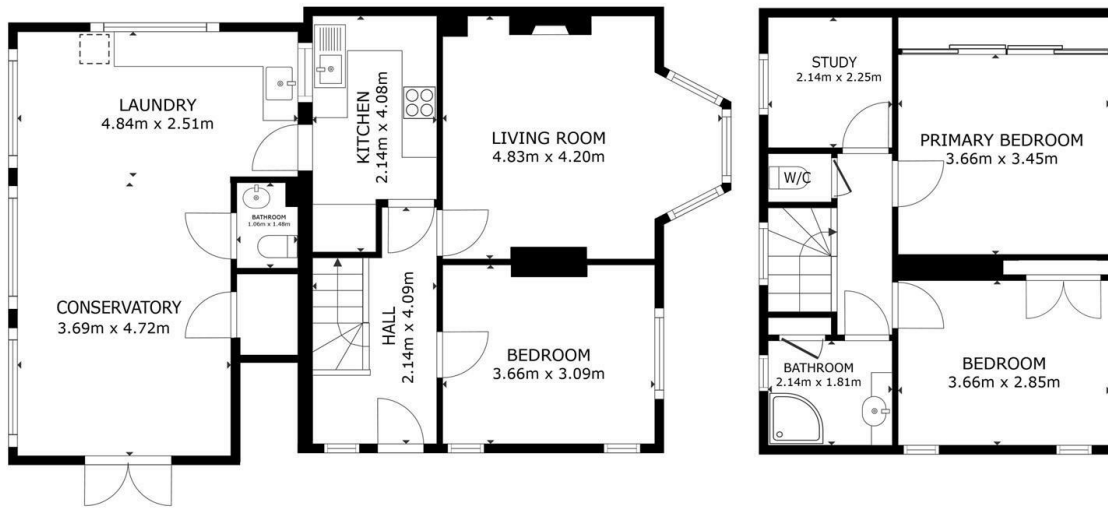
Enclosed rear garden mainly laid to lawn with shrub borders and mature fruit trees. There is the oil tank which provide for the oil fired boiler. Workshop and sheds

** Agents Note

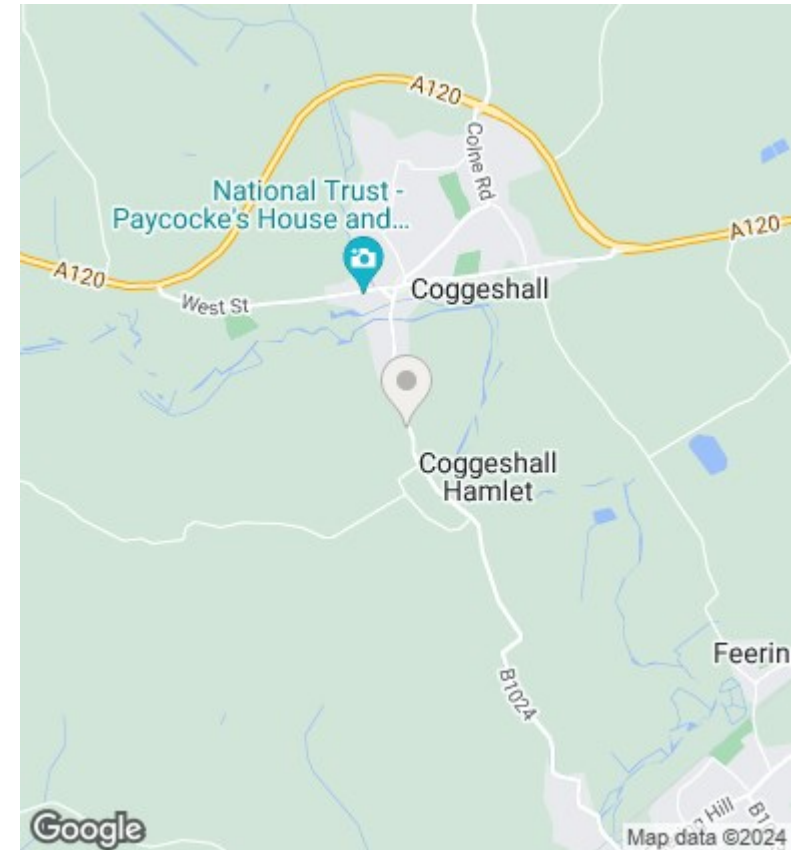
The current vendor has a licence from UK Network for using the parcel of land next to the garden for a nominal sum per year. On this site there is garage

Parking

Parking is permitted adjacent to the property



GROSS INTERNAL AREA
 GROUND FLOOR 82.9 m² FLOOR 1 43.7 m²
 TOTAL : 126.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

C

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