

Beresfords | Est 1968



Beresfords

Guide Price £285,000

Freehold | 2 Bed | 1 Bath | House | Semi Detached | Council Tax Band C | EPC E | Ref BRS260142

Colchester Road Coggeshall CO6 1RP

Offered with VACANT POSSESSION is this 1900 built semi-detached house, situated on a DOUBLE WIDTH plot, providing the scope to IMPROVE and EXTEND Subject to Planning Permission.

- Semi-Detached Period House
- Two Bedrooms
- Potential to Improve
- Double Width Plot - Offering Opportunity to Extend STPP
- No Onward Chain
- Popular Village Location
- 2.1 Miles to Kelvedon Mainline Train Station
- Oil Central Heating



Scan the QR code for full details and key information on this property.





Beresfords - Braintree Sales

Beresfords Residential
74a High Street
Braintree
Essex
CM7 1JP

T: 01376 348 444

E: braintreesalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Room Measurements:

Lean to Entrance

Kitchen / Diner 6'7" x 16'4" (2m x 4.98m)

Living Room 10'9" x 15'1" (3.28m x 4.6m)

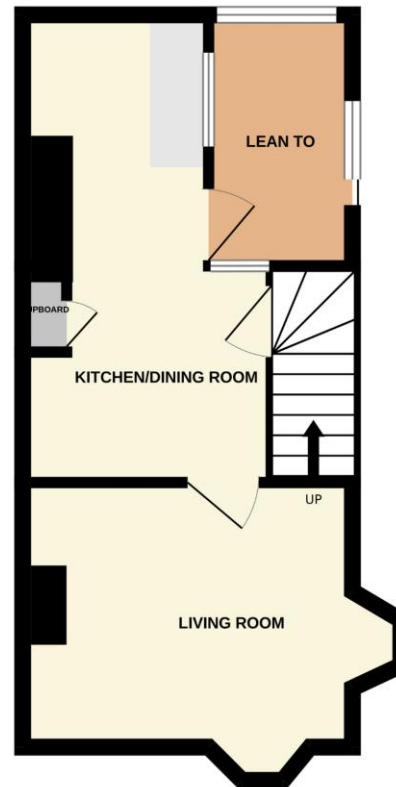
First Floor

Bedroom 1 11'2" x 11'6" (3.4m x 3.5m)

Bedroom 2 10'5" x 7' (3.18m x 2.13m)

Bathroom

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property