

NP NICHOLAS
PERCIVAL

For Sale. 49 / 51 Grange Hill
Coggeshall, Colchester Essex CO6 1RE

Incorporating **BS** BIRCHALL
STEEL





49 / 51 Grange Hill, Coggeshall, Colchester Essex CO6 1RE

Offered with No Onward Chain, is this pair of semi-detached two bedroom cottages, that enjoy an enviably secluded generous plot in excess of 0.5 acres (stls), in the highly desirable village of Coggeshall.

The properties offer the new owner the opportunity to enhance and modernise the existing dwellings which are in need of refurbishment and improvement.

Number 49 offers a dual aspect lounge / dining room, kitchen, utility room with cloakroom to the rear. To the first floor there are two double bedrooms and a shower room.

Number 51 is the larger of the two properties and offers a sitting room to the front of the property, separate dining room, kitchen and utility room, and to the first floor, two double bedrooms and shower room.

The properties are located at the end of a gravel track off Grange Hill and ample parking is provided via the existing driveways, whilst further parking is provided by a triple garage with loft space, a separate over-sized single garage with workshop and a further timber framed single garage.

The grounds are a mixture of lawn and mature trees, shrubs and borders.



Living in Coggeshall

Surrounded by attractive countryside, Coggeshall is a highly regarded market town located in North Essex and is a relaxing place to live, offering a picturesque setting, strong sense of community and range of local amenities, including a small supermarket, post office, doctors surgery, library and a range independent shops, cafés, pubs and restaurants.

The town also plays host to a weekly market.

Both the local primary and secondary schools were rated as 'Good' in the most recent Ofsted report.

For the commuter, transport connections are first rate. There is a community run shuttle bus to the mainline station at Kelvedon, with journey times to London of around 45 minutes. The A12, A120 and Stansted Airport are all within easy reach, as is the Marks Hall Estate which provides a tranquil setting for woodland walks, and peaceful leisure time.

The historic city of Colchester is a short drive away. The city benefits from all the leisure, dining, entertainment, recreational and shopping facilities expected of a major regional centre. Secondary schooling options are first rate with highly regarded establishments in both the private and state sectors.

Agents Notes

Tenure Freehold | Gas Central Heating | EPC Awaited | Council Tax Band F

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.

49/51 Grange Hill, Coggeshall, Colchester Essex

Sat-Nav Ref: **CO6 1RE**

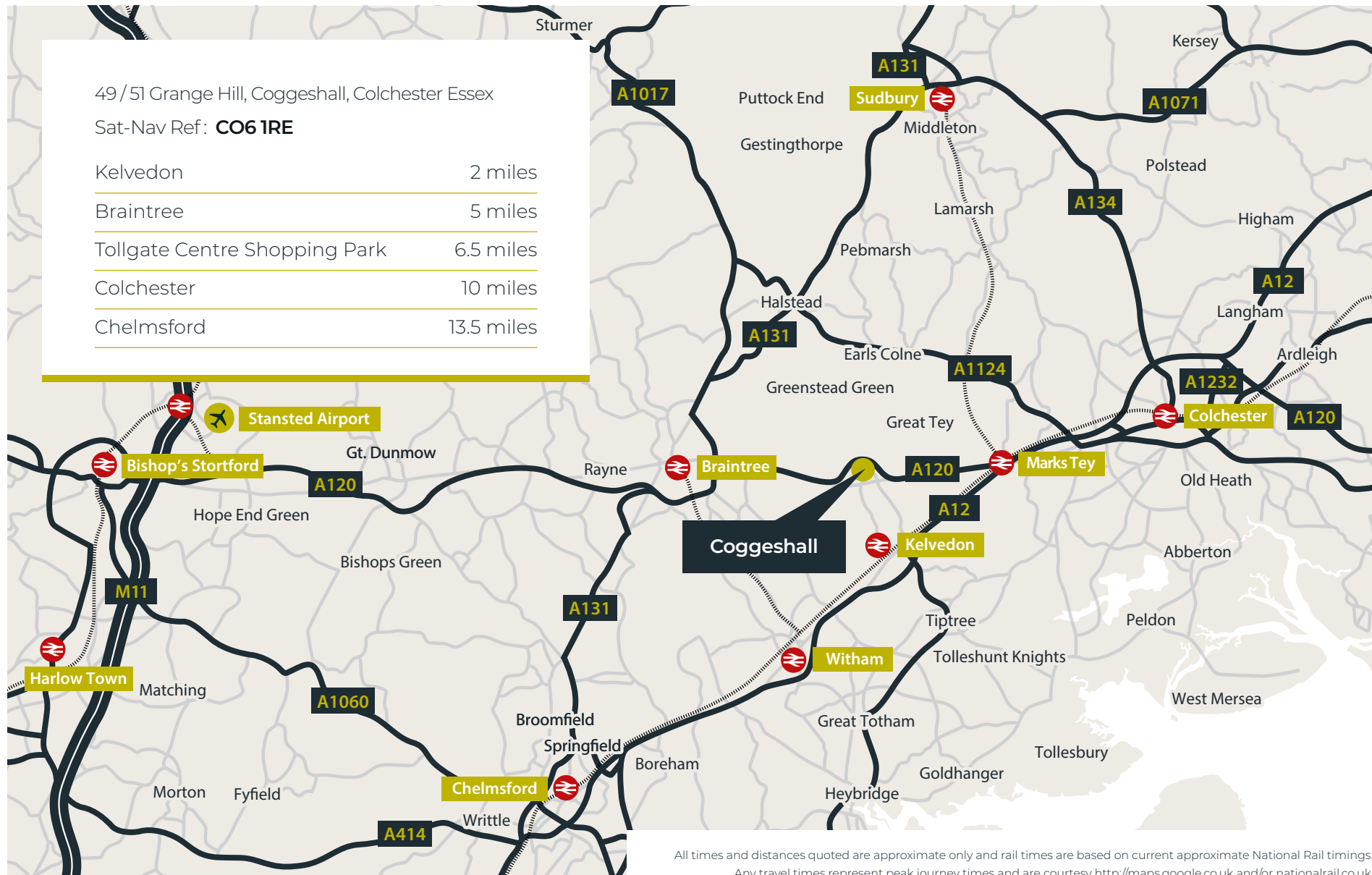
Kelvedon 2 miles

Braintree 5 miles

Tollgate Centre Shopping Park 6.5 miles

Colchester 10 miles

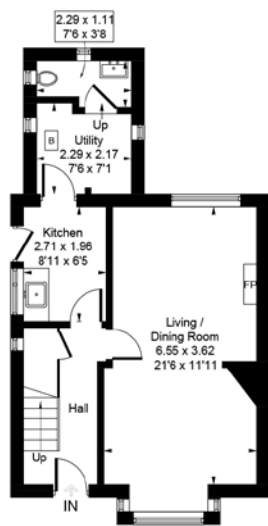
Chelmsford 13.5 miles



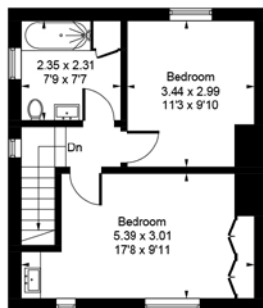
All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk







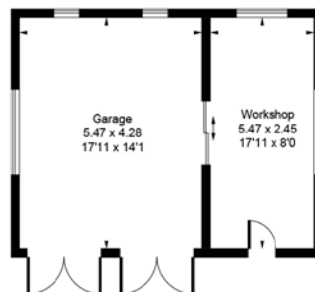
Ground Floor



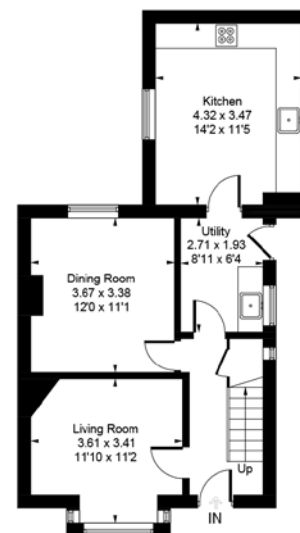
First Floor



(Not Shown In Actual Location / Orientation)

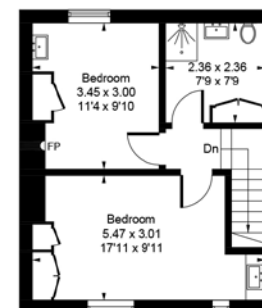


(Not Shown In Actual Location / Orientation)

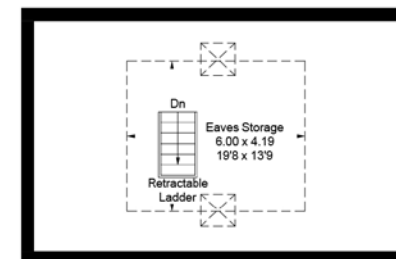


Ground Floor

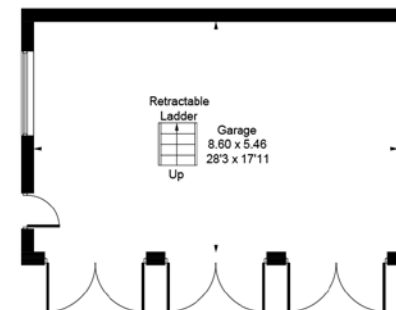
= Reduced headroom below 1.5m / 5'0



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
House 1 = 875 sq ft / 81.3 sq m
House 2 = 956 sq ft / 88.8 sq m
Outbuildings = 1739 sq ft / 161.6 sq m (Including Garage)
Total = 3570 sq ft / 331.7 sq m



Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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