



£255,000 Offers In Excess Of

Queen Street, Coggeshall CO6 1UF

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01621 880600

**Sage Green**  
Estate Agents

[www.sagegreenestateagents.co.uk](http://www.sagegreenestateagents.co.uk)



# Step Inside

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## Key Features

- NO ONWARD CHAIN!
- Two bedrooms
- Popular location of Coggeshall
- First floor bathroom
- Private garden
- Gas central heating
- Summer House/ Office

## Property Description

A delightful two bedroom semi detached property, with no onward chain, located in the popular village of Coggeshall.

## Main Particulars

Sage Green Estate Agents are delighted to offer for sale this semi detached, two-bedroom, home. It is within a short walking distance of the local shops and schools, in the popular village of Coggeshall.

The property comprises of a large sitting/ dining room and a kitchen on the ground floor, with two bedrooms and a bathroom on the first floor. Outside offers a private garden with a Summer House. There is on-street parking.

We would highly recommend a viewing to appreciate the potential that the property offers.

Entrance:

Door leading to sitting room/ dining room.

Sitting room/ Dining room: 5.74m x 3.24m (18'10" x 10'8")

Stairs leading to first floor, window to front, fireplace, window to rear, door to kitchen, 2 x radiator.

Kitchen: 2.09m x 1.88m (6'10" x 6'2"):

Window to rear, worktops with drawers and cupboards beneath, eye level units, sink and drainer, door to side.

First Floor:

Bedroom 1: 3.65m x 3.24m (12' x 10'8")

Window to front, radiator, loft access

Bedroom 2: 2.50m x 2.06m (8'2" x 6'9")

Window to rear, radiator

Bathroom:

Obscure window to rear, wash hand basin, bath, tiled walls, towel rail

Outside:

Rear Garden:

Patio, raised flower beds and access from side of property.

Summer House: 1.64m x 2.19m (5'4" x 7'2")

Worktops

Notes:

The details above do not form any offer or contract. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. The purchaser should satisfy themselves by inspection or otherwise as to the accuracy of statements within the details. All measurements and floor plans are approximate.

Sage Green Estate Agents do not test services or appliances in any property offered for sale. Such detail should be verified by the purchaser.

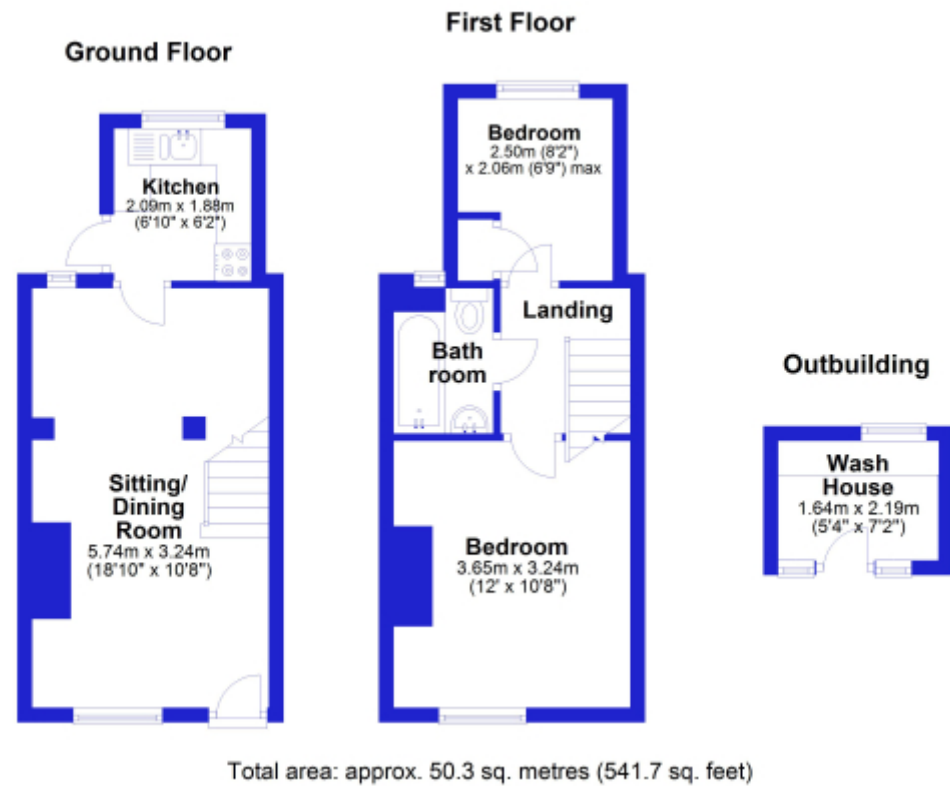
Nearest stations:

Kelvedon 2.7 miles

Marks Tey 4.5 miles







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14626708 Registered Office: ,

Energy performance certificate (EPC)																																			
27 Queen Street Coggeshall COLCHESTER CO6 1UP	<b>Energy rating</b> <b>D</b>	Valid until	19 January 2034																																
		Certificate number	0310-2995-7395-2624-1451																																
Property type	End-terrace house																																		
Total floor area	47 square metres																																		
<b>Rules on letting this property</b> <p>Properties can be let if they have an energy rating from A to E.</p> <p>You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a>.</p>																																			
<b>Energy rating and score</b> <p>This property's energy rating is D. It has the potential to be C.</p> <p><a href="#">See how to improve this property's energy efficiency.</a></p>																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td>69 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td>61 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C		69 C	55-68	D	61 D		39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	
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