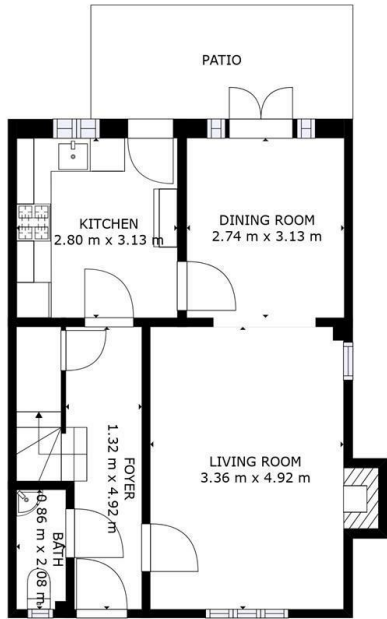




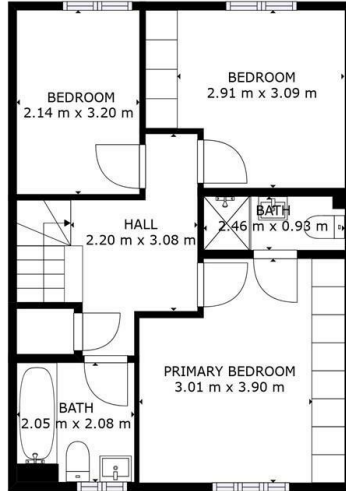
## 4 Tollhouse Cottages, St peters Road, Coggeshall, Colchester, CO6

Offers Over £375,000

- Modern kitchen
- Double glazed
- Lounge
- Double Garage
- Three bedrooms
- Dining room
- Viewing advised
- En Suite and family bathroom

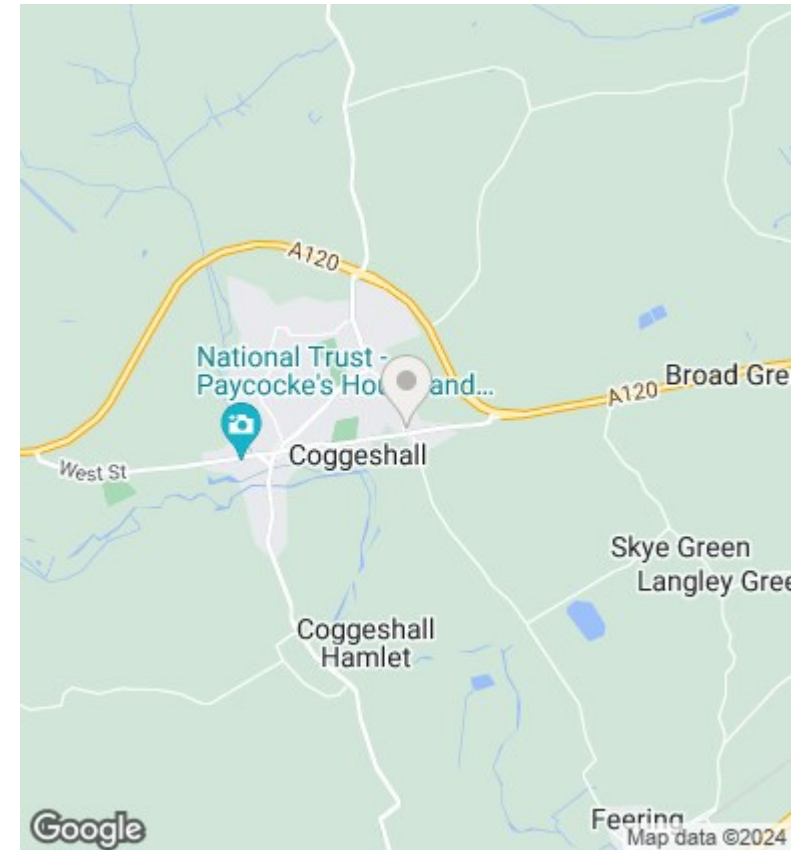


FLOOR 1



FLOOR 2

**TOTAL: 94 m<sup>2</sup>**  
 FLOOR 1: 47 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 9 m<sup>2</sup>, FIREPLACE: 0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	