



5 Gravel Court West Street, Coggeshall, Colchester, Essex, CO6 1NL

£295,000

- No chain
- Centre of Coggeshall
- Garage
- Viewing highly recommended

5 Gravel Court West Street, Colchester CO6 1NL

An opportunity to purchase this large two bedroom apartment in the centre of Coggeshall with the benefit of having a single garage. The property consists of entrance hall, lounge, fitted kitchen/diner, two double bedrooms, shower room and further cloakroom. The property needs to be viewed to appreciate the accommodation that it offers. There is also a single garage and communal courtyard, offered with no onward chain.



Council Tax Band: B



Entrance hall

11'8" x 8'9"

Entrance door to generous hallway, radiator, doors to :-

Lounge

19'7" x 15'6"

Glazed bay window to front aspect, two radiators, feature fireplace, 4 wall lights.

Bedroom One

17'7" x 11'8"

Glazed bay window to front aspect, two radiators, built in wardrobes

Shower Room

6'3" x 6'3"

Walk in double shower, low level WC, wash hand basin inset to vanity unit, mirrored bathroom cabinet, heated towel rail, tiled floor and walls to compliment.

Second Hallway

12'0" x 10'0"

Storage cupboard, doors to :-

Bedroom Two

15'6" x 8'0"

Glazed window to side aspect, radiator.

Cloakroom

Glazed window to side aspect, low level WC, hand basin, radiator, part tiled walls to compliment

Fitted Kitchen

13'6" x 12'2"

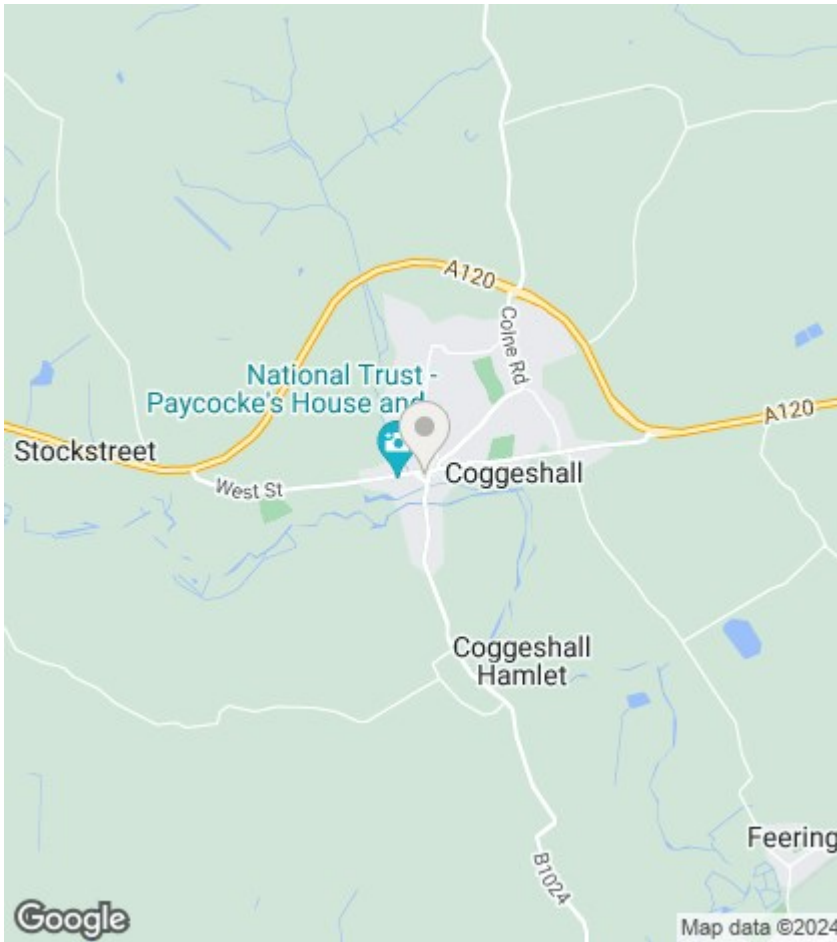
Double glazed window to side aspect, glazed window to side aspect, gas boiler, range of base and eye level units. built in electric oven, hob and extractor hood., built in fridge/freezer, radiator, built in cupboard, composite back door leading to :-

Rear Courtyard

Communal courtyard, access to

Single garage

Single garage with up and over door.



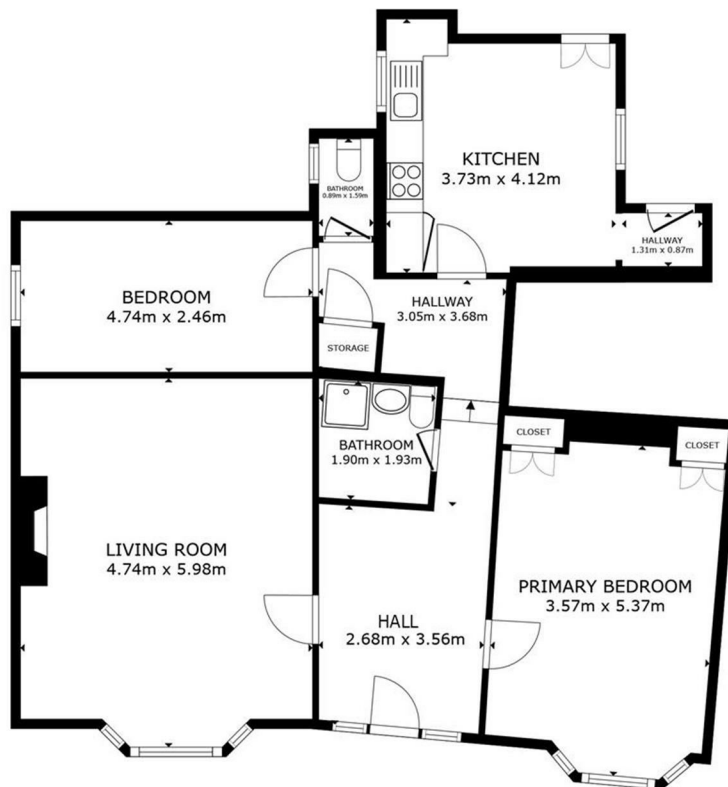
Directions

Viewings

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

EPC Rating:

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



GROSS INTERNAL AREA
FLOOR PLAN 98.8 m²
TOTAL : 98.8 m²

 PHILIP-JAMES ESTATES