

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

£295,000

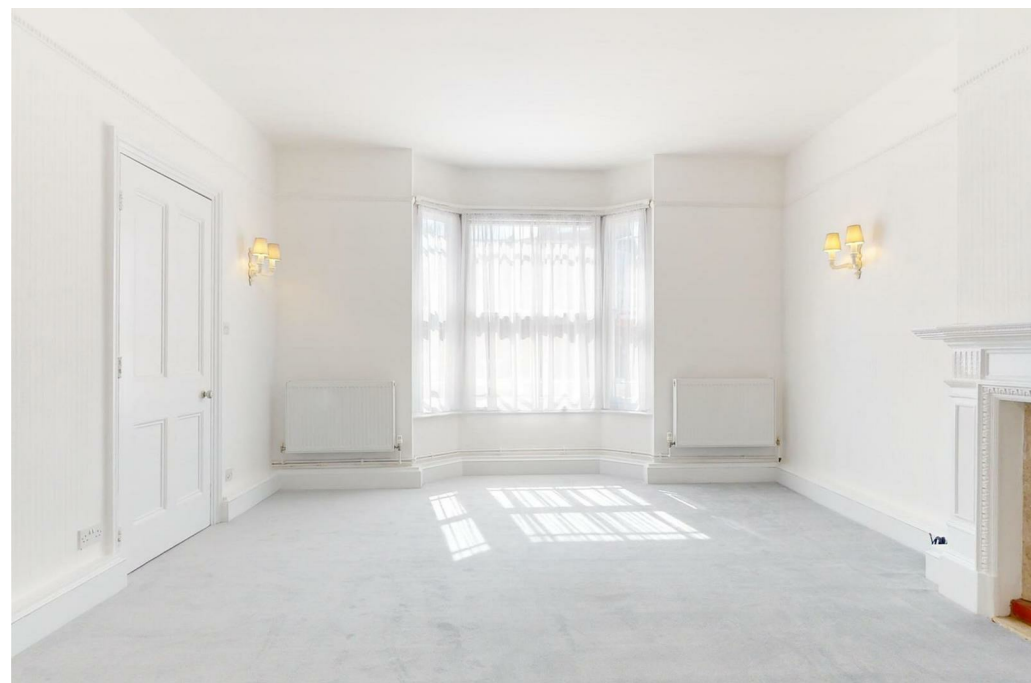
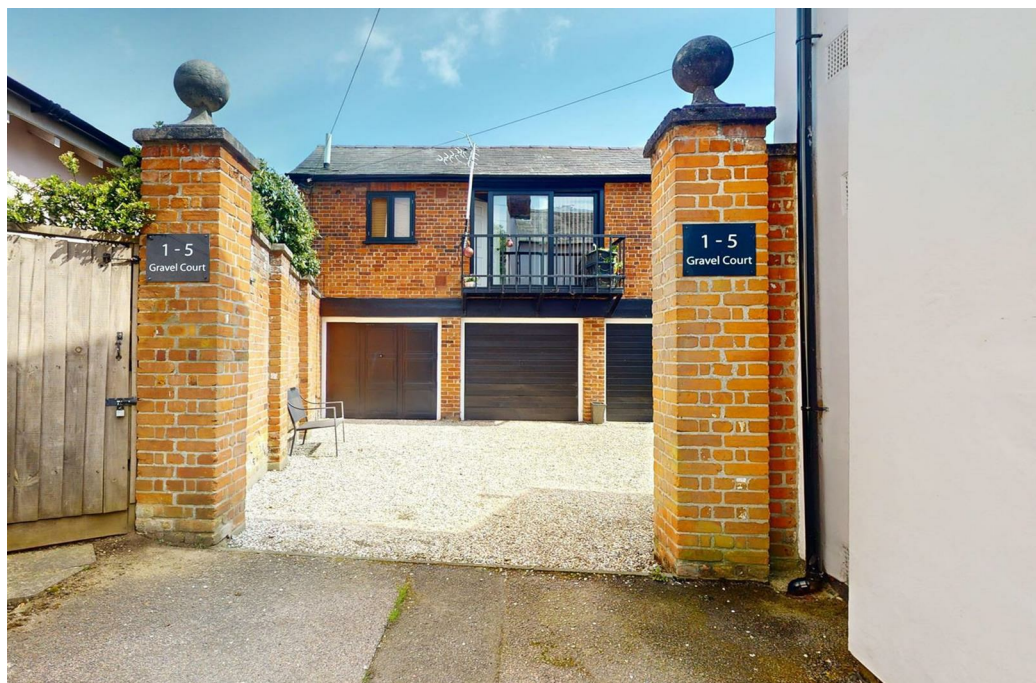
- No chain
- Viewing highly recommended
- Centre of Coggeshall
- Garage

## 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

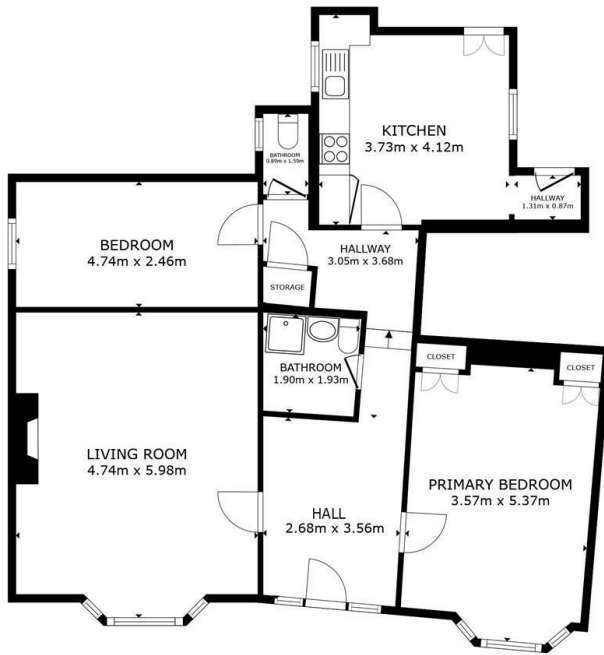
Communal courtyard, access to

#### Single garage

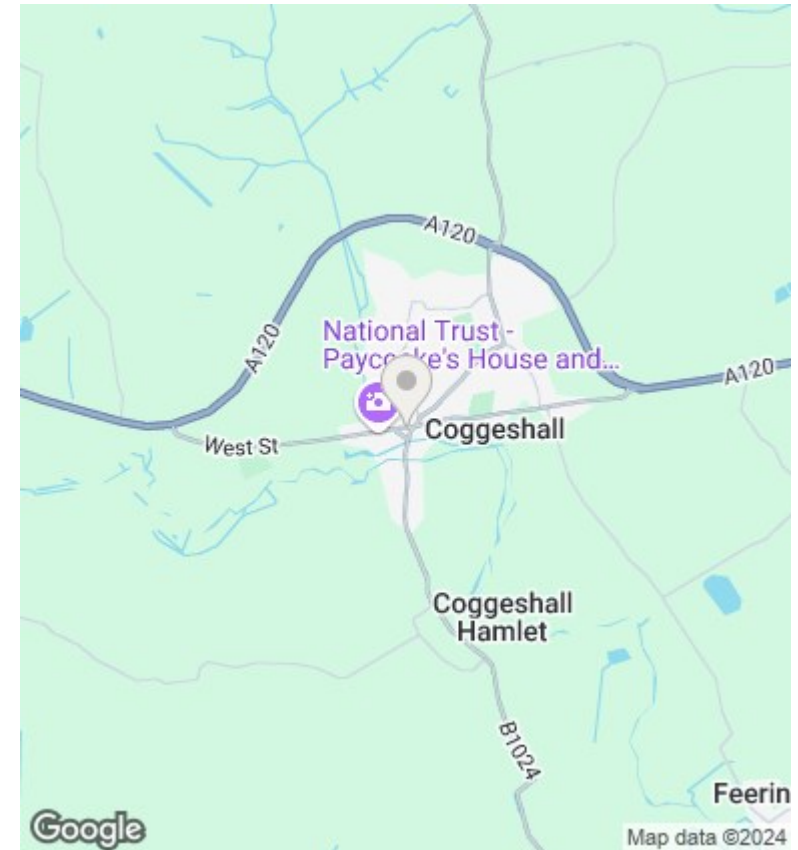
Single garage with up and over door.







GROSS INTERNAL AREA  
FLOOR PLAN 98.8 m<sup>2</sup>  
TOTAL : 98.8 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

B

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