



## 28 St. Annes Close, Coggeshall, Colchester, Essex, CO6 1ST

£395,000

- No chain
- Cul de Sac position
- Three bedrooms
- Garage and driveway
- Scope to extend (STPP)
- Utility room



## 28 St. Annes Close, Colchester CO6 1ST

Rarely available this three bedroom bungalow with scope to extend (STPP). The current property consists of entrance hall, three bedrooms, bathroom, lounge, kitchen/diner and utility room. Detached garage and driveway, enclosed rear garden to rear and front garden laid to lawn. Offered with no onward chain, please call for an early viewing



Council Tax Band: C



#### Entrance Hall

7'4" x 4'7"

UPVC entrance door leading to hallway, wood effect flooring, radiator, loft hatch, doors to :-

#### Lounge

15'8" x 9'9"

Double glazed window to rear aspect, radiator, feature fireplace with inset coal effect fire

#### Bedroom One

14'2" x 9'10"

Double glazed window to front aspect, radiator, built in wardrobes to two walls.

#### Bedroom Three

8'3" x 7'1"

Double glazed window to side aspect, radiator.

#### Bathroom

6'9" x 5'6"

Double glazed window to side aspect, panel bath with shower over, low level WC and wash hand basin inset to vanity storage unit. Fully tiled walls to compliment, radiator.

#### Kitchen/Diner

11'10" x 11'2"

Double glazed window to rear aspect, range of base and eye level units, single sink, and mixer tap set. free standing electric cooker to remain, space for fridge/freezer, two storage cupboards, radiator, window and door to :-

#### Second Hallway

7'5" x 3'9"

Radiator, door and window to front of property, radiator, doors to :-

#### Utility Room

8'11" x 7'5"

Double glazed window to rear aspect, base and eye level units, single sink, draining board and taps, plumbed for washing machine, radiator, door to rear garden.

#### Bedroom Two

13'0" x 7'6"

Double glazed windows to front and rear aspects, radiator.

#### Rear Garden

Commencing with patio area, shrub borders with the remaining laid to lawn, side access to :-

#### Front Garden

Shrub borders with the remaining laid to lawn, patio area to the side of the garage.

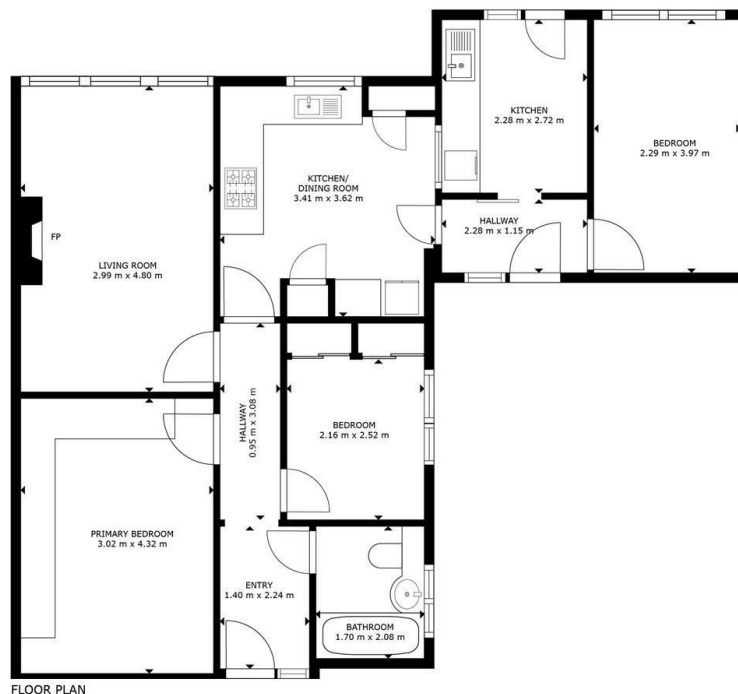
#### Garage and Parking

Driveway leading to detached garage with power and light connected.









GROSS INTERNAL AREA  
FLOOR PLAN: 77 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 PHILIP JAMES ESTATES

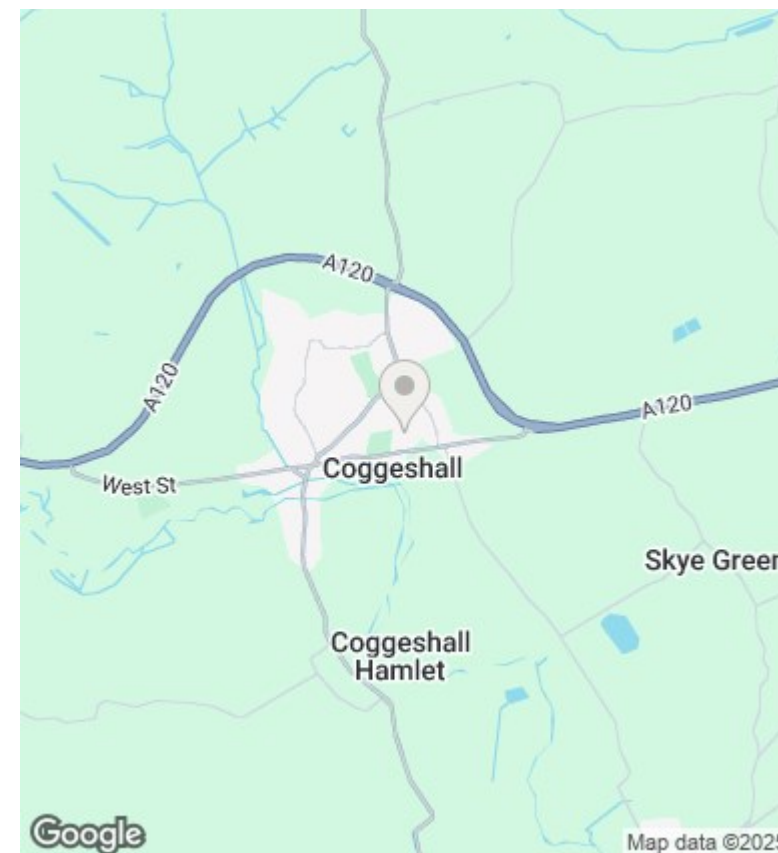
## Directions

## Viewings

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

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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		
England & Wales		EU Directive 2002/91/EC 