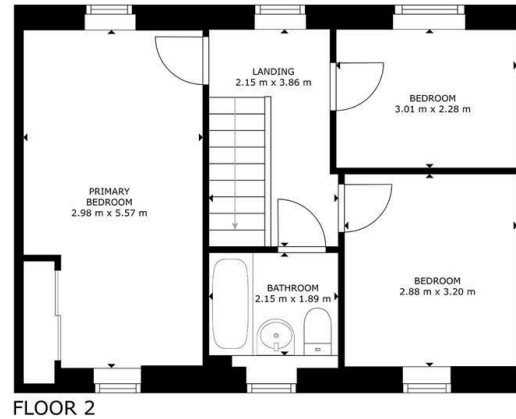
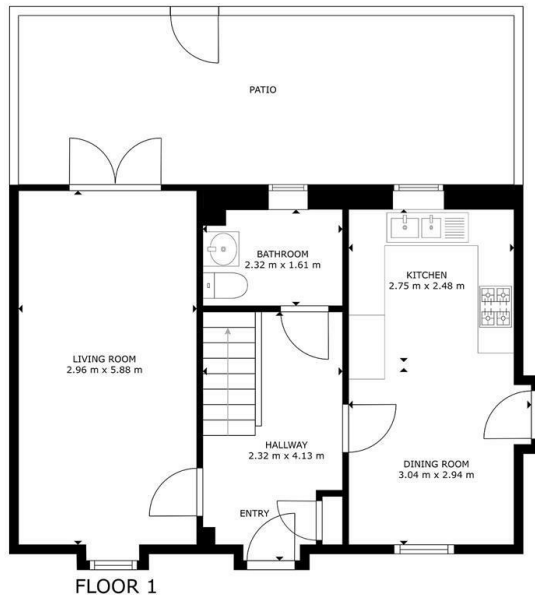




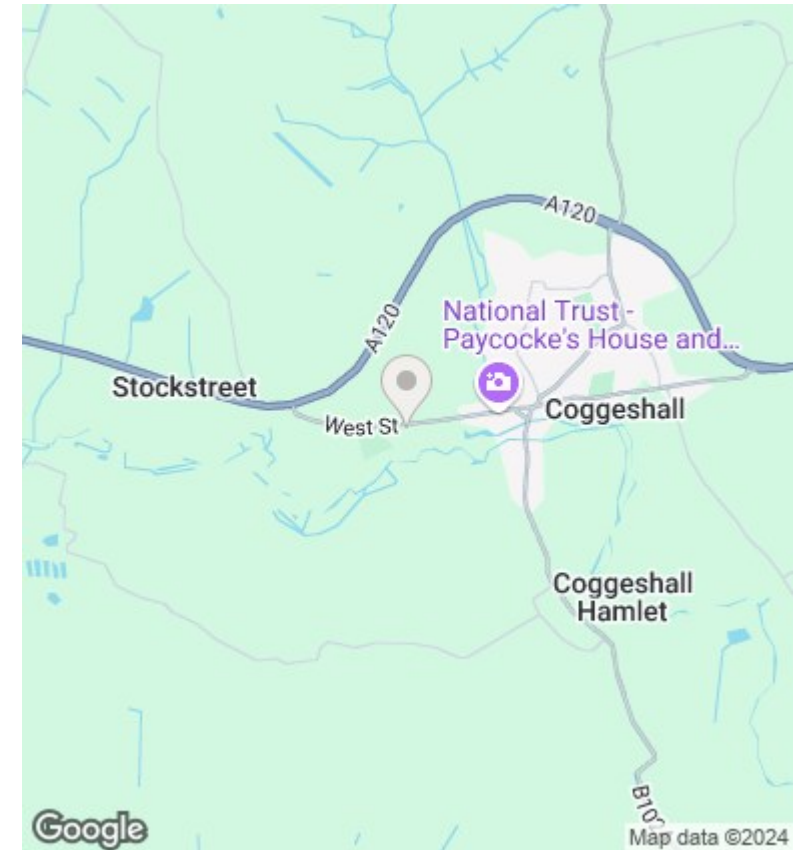
## 1 Humphreys Drive, Coggeshall, CO6 1GD

£500,000

- Three bedrooms
- Viewing advised
- Allocated parking
- Still on NHBC



GROSS INTERNAL AREA  
 FLOOR 1: 49 m<sup>2</sup>, FLOOR 2: 50 m<sup>2</sup>  
 TOTAL: 99 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	