



## 1 Humphreys Drive, Coggeshall, CO6 1GD

£490,000

- Three bedrooms
- Viewing advised
- Allocated parking
- No onward chain
- Still on NHBC

# 1 Humphreys Drive, Coggeshall CO6 1GD

Available this three bedroom family home on popular Dutch Nursery development in excellent condition. The property consists of lounge, kitchen/diner and downstairs WC to the ground floor. To the first floor there are three bedrooms and family bathroom. There is an enclosed rear garden and allocated parking, viewing is advised. No onward chain



Council Tax Band: D



#### Entrance Hall

13'6" x 7'7"

composite froth door leading to hallway, storage cupboard, wood effect flooring, inset spotlights, radiator, stairs to first floor, doors to @-

#### Lounge

19'3" x 9'8"

Double glazed sash window to front aspect, wood effect flooring, two radiators, feature fireplace with inset fire. Double glazed French doors leading to rear garden

#### Kitchen/Diner

19'3" x 9'7"

Double glazed sash windows to front and rear aspects, range of base and eye level units, electric built in oven, hob and extractor. Integral washing machine, dish washer, fridge/freezer., wood effect flooring, radiator, double glazed door leading to garden

#### Downstairs Cloakroom

Double glazed window to rear aspect, low level WC, wash hand basin, radiator, wood effect flooring

#### Stairs and Landing

13'6" x 7'7"

Double glazed sash window to rear aspect, radiator, loft hatch, doors to :-

#### Bedroom One

18'3" x 9'9"

Double glazed sash windows to front and rear aspects, two radiators.

#### Bedroom Two

10'5" x 9'5"

Double glazed sash window to front window, radiator.

#### Bedroom Three

9'10" x 9'5"

Double glazed sash window to rear aspect, radiator.

#### Bathroom

7'0" x 6'2"

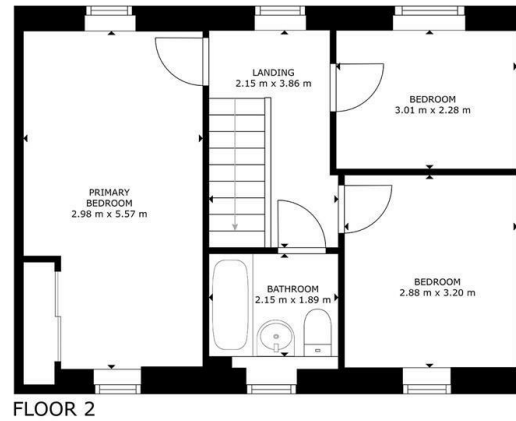
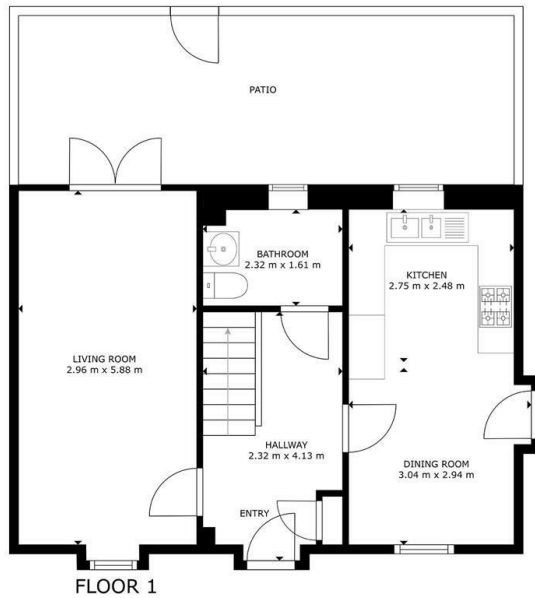
Double glazed sash window to front aspect, low level WC, wash hand basin, panel bath with shower over and shower screen. Part tiled walls and inset lighting to compliment.

#### Rear Garden

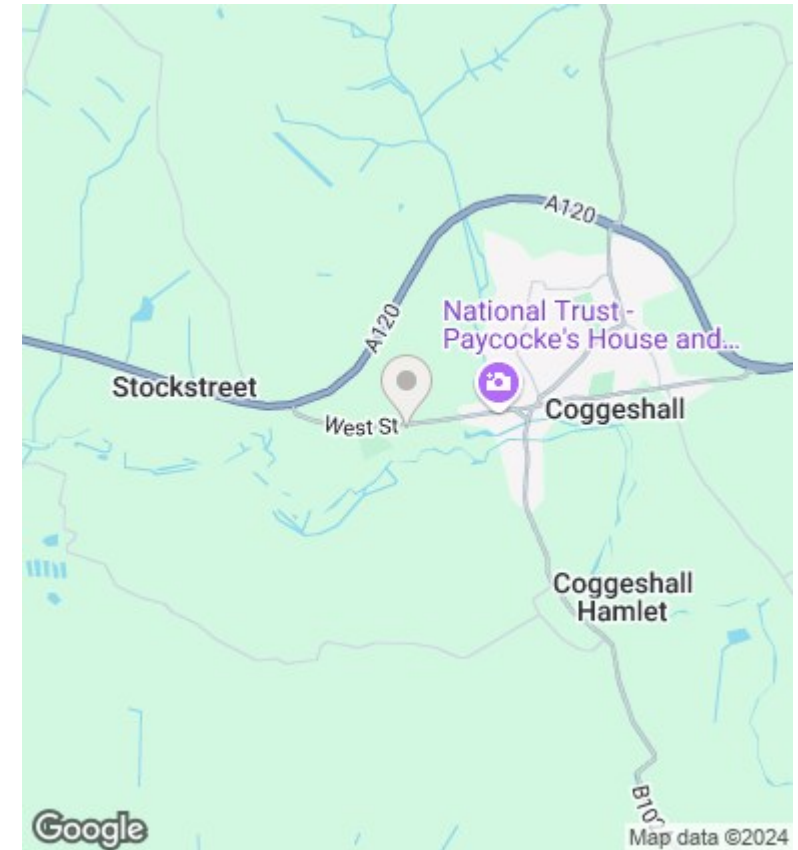
Enclosed rear garden, rear and side side access leading to allocated parking for two cars.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(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	