



## 10a East Street, Coggeshall, Colchester, Essex, CO6 1SH

Price £285,000

- One Bedroom Detached
- Centre of Coggeshall
- Parking for One Car
- No Chain
- Courtyard Garden

## 10a East Street, Colchester CO6 1SH

A rare opportunity to purchase this one bedroom detached house with off road parking for one car. The property is vacant and no onward chain, lounge with open plan kitchen, downstairs cloakroom, one large bedroom, study area and upstairs bathroom. Viewing is advised to avoid disappointment.



Council Tax Band: B



#### Entrance

Entrance door part glazed leading to :-

#### Hallway

11'7" x 7'7"

Double glazed window to front aspect, radiator, stairs to first floor, under stairs cupboard, doors to :-

#### Cloakroom

Double glazed window to rear aspect, low level WC, wash hand basin, radiator, tiled floor and inset lighting to compliment.

#### Lounge Area

14'10" x 13'3"

Double glazed windows to front and side aspects, two radiators, gas coal effect fire inset feature fireplace. French doors leading to rear courtyard.

#### Kitchen Area

11'3" x 8'1"

Double glazed window to rear aspect, range of base and eye level units, one and half bowl sink unit with mixer tap set, plumbed for washing machine, dishwasher and space for fridge/freezer. Oven, hob and extractor, tiled floor, splash backs and inset lighting to compliment

#### Stairs and Landing

Stairs to first floor opening to area that could be used as a study area, two velux windows, doors to :-

#### Bedroom

14'8" x 13'4"

Double glazed window to front aspect, built in wardrobes, loft hatch, radiator.

#### Bathroom

8'7" x 7'8"

Velux window, low level WC, wash hand basin, panel bath with shower over,

shower screen, radiator. Part tiled to compliment, cupboard housing gas boiler providing hot water and heating.

#### Courtyard Garden

Enclosed courtyard laid to paving with shrubs, gate leading to :-

#### Parking

Parking for one car.



Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	76	
(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