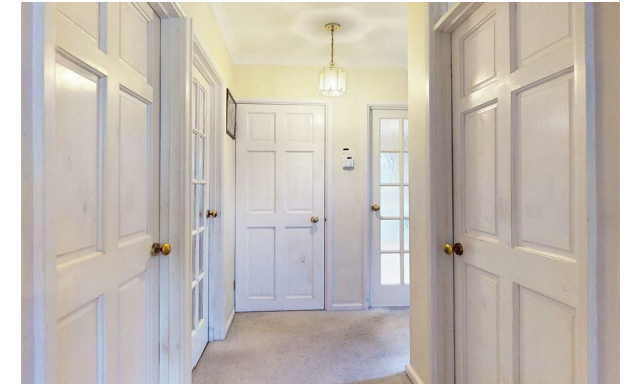




21 Windmill Fields, Coggeshall, Colchester, Essex, CO6 1PJ

£350,000

- No chain
- Two bedrooms
- Garage and parking
- Viewing advised
- Front and rear gardens
- Vacant

21 Windmill Fields, Colchester CO6 1PJ

Rarely available this two bedroom bungalow with garage and off road parking. The property is offered chain free and viewing is recommended. The property consists of hallway, lounge, fitted kitchen, two bedrooms and shower room. There are front and rear gardens, single garage and parking for at least two cars.



Council Tax Band: C



Hallway

10'3" x 9'3"

UPvc front door leading to hallway, two storage cupboards, radiator loft hatch with loft ladder, doors to :-

Lounge

17'2" x 11'0"

double glazed patio doors to rear garden, radiator, feature fireplace.

Fitted Kitchen

12'7" x 9'3"

Double glazed window to rear aspect, range of base and eye level units, plumbed for washing machine and dishwasher, electric oven, hob and extractor. Under counter space for fridge and freezer, radiator, range of base and eye level units, sink with mixer tap set. Double glazed door leading to side aspect

Bedroom One

13'6" x 11'0"

Double glazed window to front aspect, radiator, built in wardrobe.

Bedroom Two

8'5" x 7'7"

Double glazed window to front aspect, radiator, built in wardrobe.

Shower Room

6'5" x 5'6"

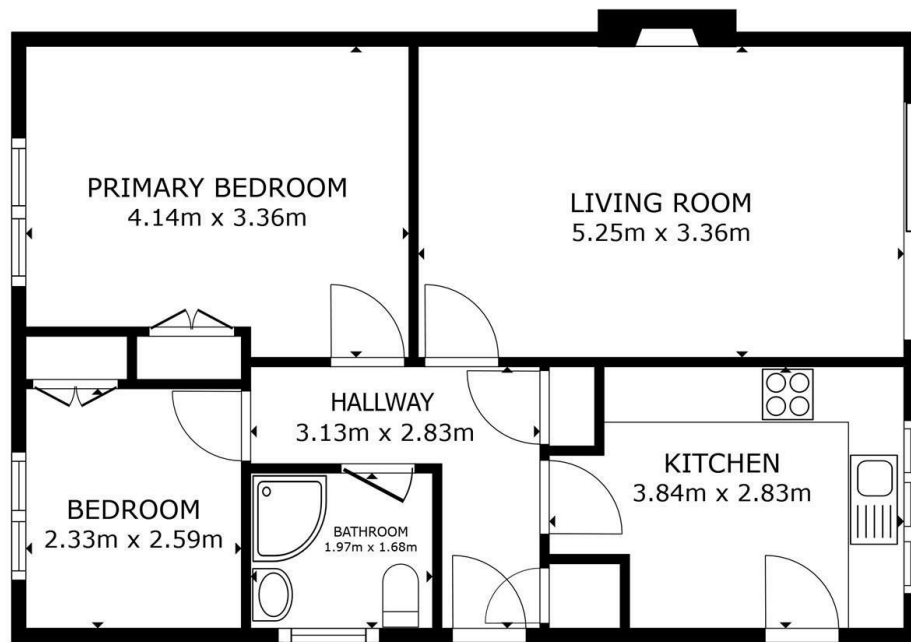
Double glazed window to side aspect, enclosed shower cubicle, low level WC, wash hand basin inset to vanity unit, heated towel rail, fully tiled walls and floor to compliment.

Rear Garden

Enclosed rear garden with side access.

Front Gating and Parking

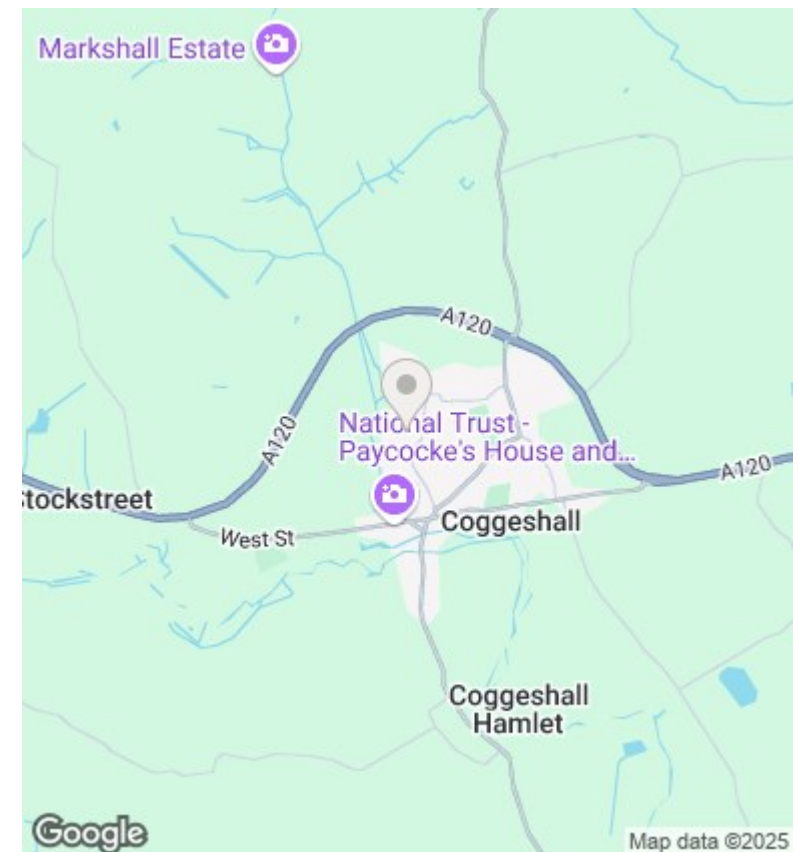
Lawned front leading to driveway with parking for two cars, detached single garage with up and over door.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 59.7 m²
TOTAL : 59.7 m²
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) A		
(81-91) B		
(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		