



32 St. Annes Close, Coggeshall, Colchester, Esse, CO6 1ST

£395,000

- No chain
- Viewing recommended
- Cul de sac position
- Two bedrooms
- Gas central heating
- Fitted kitchen
- Driveway parking

32 St. Annes Close, Colchester CO6 1ST

Viewing recommended to avoid disappointment on this two bedroom bungalow with ample off road parking. The property consists of good sized entrance hallway, two bedroom, bathroom, fitted kitchen and lounge/diner. Gas central heating and double glazing throughout, very well presented throughout. Gardens front and rear, independent driveway for several cars, cul de sac position call now to arrange an early viewing.



Council Tax Band: C



Entrance Hallway

Large entrance porch with double glazed windows and composite front door, built in storage, door to :-

Hallway

Radiator, loft hatch, doors to :-

Bedroom One

13'9" x 9'11"

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

Bedroom Two

9'10" x 7'0"

Double glazed window to side aspect, radiator, built in sliding door wardrobes.

Bathroom

Double glazed window to side aspect, double walk in shower with screen, low level WC, wash hand basin inset to vanity unit, radiator. Tiled walls and floor to compliment

Lounge

16'0" x 9'11"

Radiator, feature fire surround with inset fire, open to :-

Dining room

19'8" x 6'11"

Double glazed window to rear aspect, radiator, two Velux style roof windows, sliding patio doors leading to rear garden

Kitchen

11'10" x 10'4"

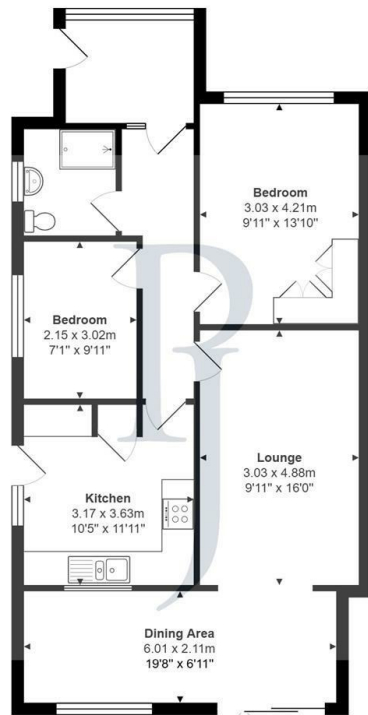
Double glazed window to rear and side aspects, radiator, range of base and eye level units, one and half bowl sink with mixer tap set. electric oven, gas hob with extractor over, plumbed for washing machine, space for under counter fridge and freezer. Storage cupboard, tiled floor and splashbacks to compliment. Double glazed door leading to rear garden.

Rear Garden

Enclosed rear garden with mature shrub border and remaining laid to lawn, wooden shed to remain, double wooden gates given access to :-

Front Garden/Parking

Driveway allowing for parking for several cars, reaming laid to lawn with flower and shrub borders.



Total Area: 76.1 m² ... 819 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area
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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