



**4 Riverside Maltings Bridge Street, Coggeshall, Colchester, Essex, CO6**

**1ND**  
**£1,500 Per Month**

- Viewing Highly Recommended
- Parking for one car
- Recently refurbished
- Available 1st Oct
- Two double bedrooms
- Communal gardens for residents only
- Gas central heating



# 4 Riverside Maltings Bridge Street, Colchester CO6 1NP

An opportunity to rent this superb two bedroom cottage which has been extensively refurbished by the current owner. The property consists of open plan lounge/dining room and kitchen with downstairs cloakroom. To the first floor there are two bedrooms and family bathroom. Parking for one car, use of communal garden which runs along side of river. Viewing is highly recommended to avoid disappointment. Sorry not suitable for pets or young children.



Council Tax Band: C



Entrance Hall

Lounge/dining and kitchen  
23'3" x 15'1"

Downstairs Cloakroom

Stairs and Landling

Bedroom One  
15'9" x 12'4"

Bedroom Two  
13'5" x 12'4"

Family Bathroom

Parking  
Permitted parking for one car

Garden  
Communal gardens for residents only



## Directions

## Viewings

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

## EPC Rating:

E

| 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                                   | 42      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |