



## 2 Minikin Close, Coggeshall, Colchester, Essex, CO6 1ZS

£1,700 PCM

- Brand new
- Viewing advised
- Available now
- Garage and parking
- Pets considered

## The Beech

3 bedroom home

Floor	metres	feet / inches
<b>Ground floor</b>		
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"
<b>First floor</b>		
Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.69	11' 1" x 8' 2"
<b>Second floor</b>		
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

**The Beech (K209 01 / BH020)**  
 This description has been produced for illustrative purposes only. Rooms shown above are between service points as indicated on plan. The dimensions have tolerances of +/-30mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

ovm oven    rfr fridge freezer space  
 h hob    cgr cupboard  
 ds dishwasher space    m measuring points  
 wt washing machine space

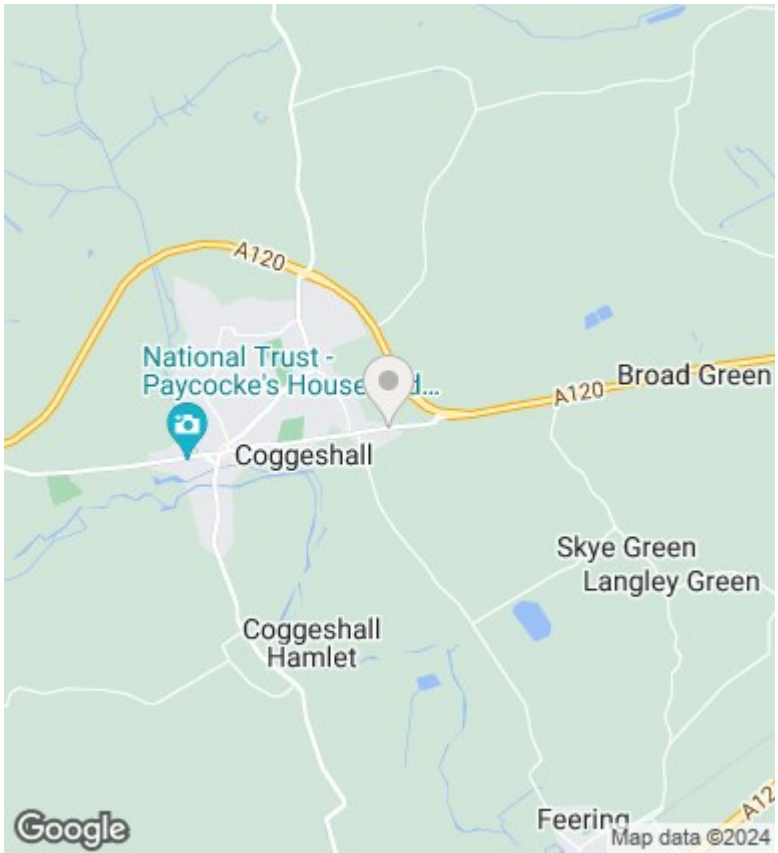
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look to see indicated only. External details or fixtures may vary on individual plots and houses may be built in either detached or attached order depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

Produced by the Vistry Group Design Studio.

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HB4201 (01/05/21 / 10/22)



### Directions

### Viewings

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

### Council Tax Band

New Build

### EPC Rating:

B

