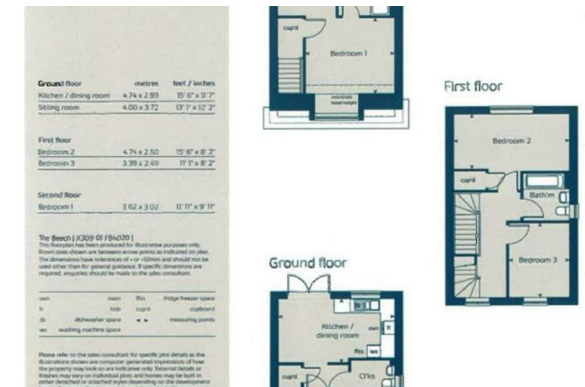




2 Minikin Close, Coggeshall, Colchester, Essex, CO6 1ZS

£1,900 PCM

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

The Beech
3 bedroom home

Ground floor	metres	feet / inches
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"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.40	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

The Beech (X209 01 F84030)
This floorplan has been produced for illustrative purposes only. Room sizes shown are between service points as indicated on plan. The dimensions have tolerances of + or - 20mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

own own Rm bridge fence space
in beds cuprd cupboard
in dishwasher space measuring points
on washing machine space

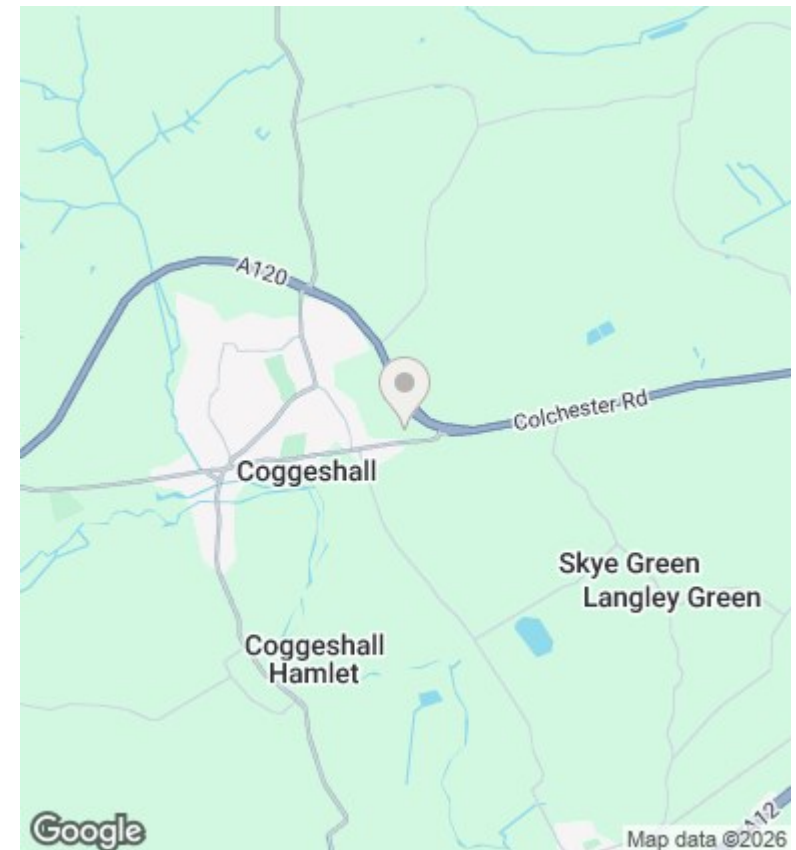
Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look to be indicated only. Several details or features may vary on individual plots and houses may be built to either detached or attached order depending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

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

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When you have finished with this leaflet please recycle it.

F84030 (0109/21 / 10.22



Directions

17 Market Hill, Coggeshall, Colchester, Essex, CO6 1TS
01376563656

Viewings

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

Council Tax Band

E

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	

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