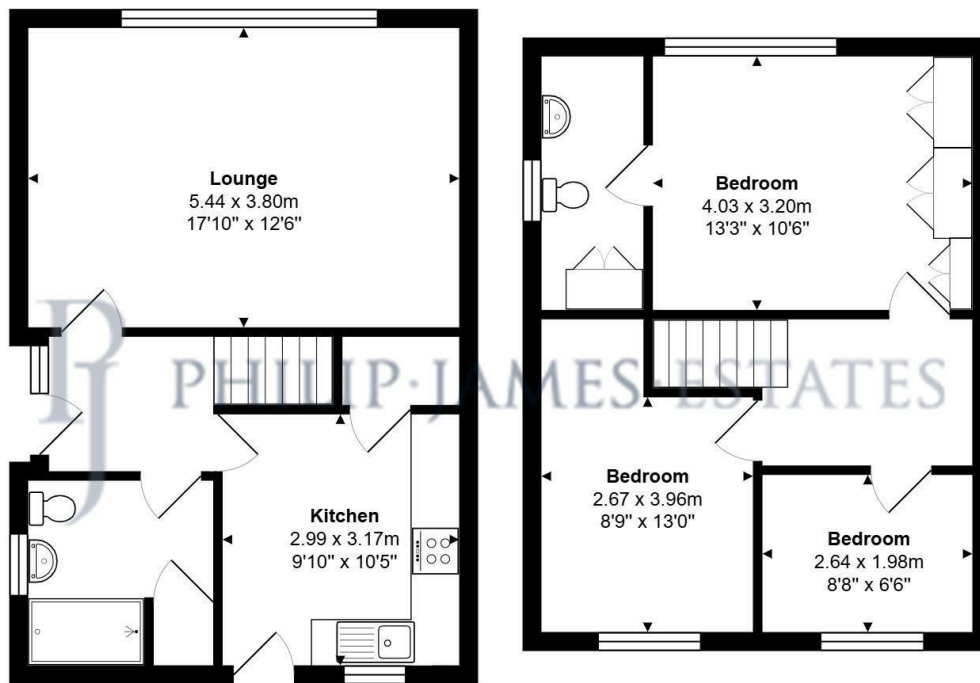




## 5 Hawkes Road, Coggeshall, Colchester, Essex, CO6 1QP

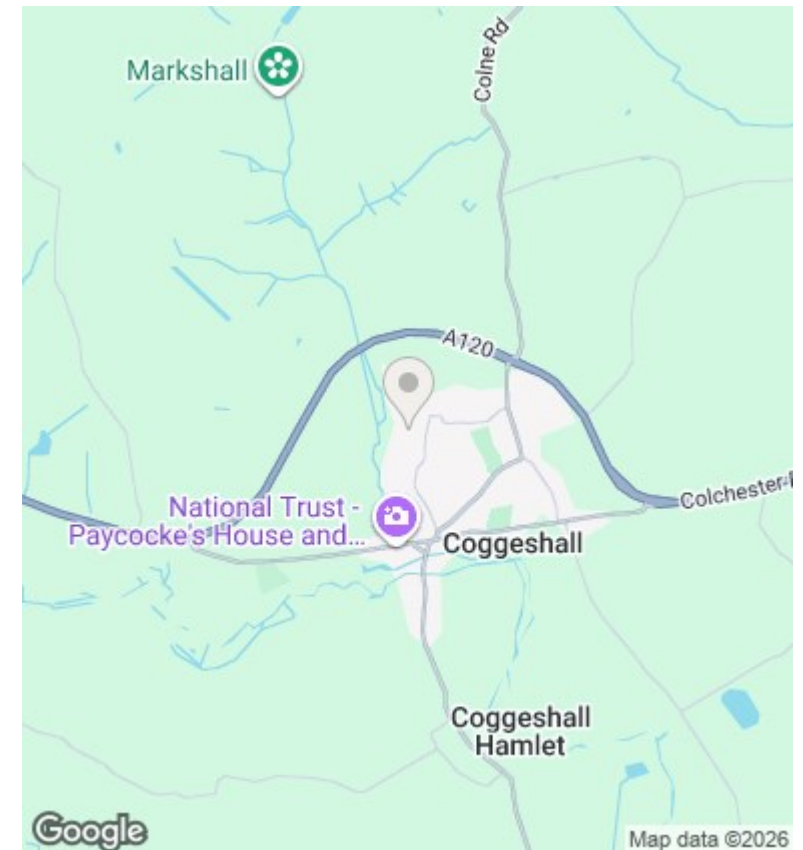
£390,000

- No chain
- Three bedrooms
- Some updating would be required
- Driveway and parking
- Enclosed rear garden
- Viewing advised



Total Area: 82.8 m<sup>2</sup> ... 891 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
Floorplan Copyright The Estate Agents Photographer  
[www.theestatesgentsphotographer.co.uk](http://www.theestatesgentsphotographer.co.uk)



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |