



## 5 St. Annes Close, Coggeshall, CO6 1ST

£350,000

- No Chain
- Two double bedrooms
- Off road parking and garage
- Enclosed rear garden
- Viewing advised



## 5 St. Annes Close, Coggeshall CO6 1ST

Unexpectedly back to market this two bedroom chalet bungalow with garage and off road parking. The property consists of lounge, fitted kitchen, downstairs bedroom and bathroom. To the first floor there is a second double bedroom with dressing room and cloakroom. Enclosed rear garden, garage and off road parking. No onward chain and viewing advised.



Council Tax Band: C



#### Entrance Hall

Composite front door leading to large entrance hall, wood effect flooring, electric radiator, stairs to first floor. doors to :-

#### Lounge

16'0" x 10'1"

Double glazed patio doors to rear garden, electric radiator.

#### Kitchen

11'7" x 10'1"

Double glazed window to rear aspect, range of base and eye level units, electric oven, hob and extractor, airing cupboard, single sink with mixer tap set. Double glazed door to side :-

#### Bedroom One

12'11" x 10'1"

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

#### Bathroom

Double glazed window to side aspect, walk in bath with shower over, shower screen, wash hand basin, fully tiled walls to compliment, electric heated towel rail.

#### Stairs and Landing

Stairs to first floor, storage cupboard, doors to :-

#### Bedroom Two

18'7" x 11'3"

Double glazed window to rear aspect, electric radiator.

#### Bedroom Three

12'1" x 6'2"

Double glazed window to rear aspect, electric radiator, door to :-

#### WC

Double glazed window to side aspect, low level WC, wash hand basin.

#### Rear Garden

Enclosed rear garden, patio area, laid to lawn and mature shrubs, side access to garage.

#### Garage and parking

Single detached garage with off road parking for one car.

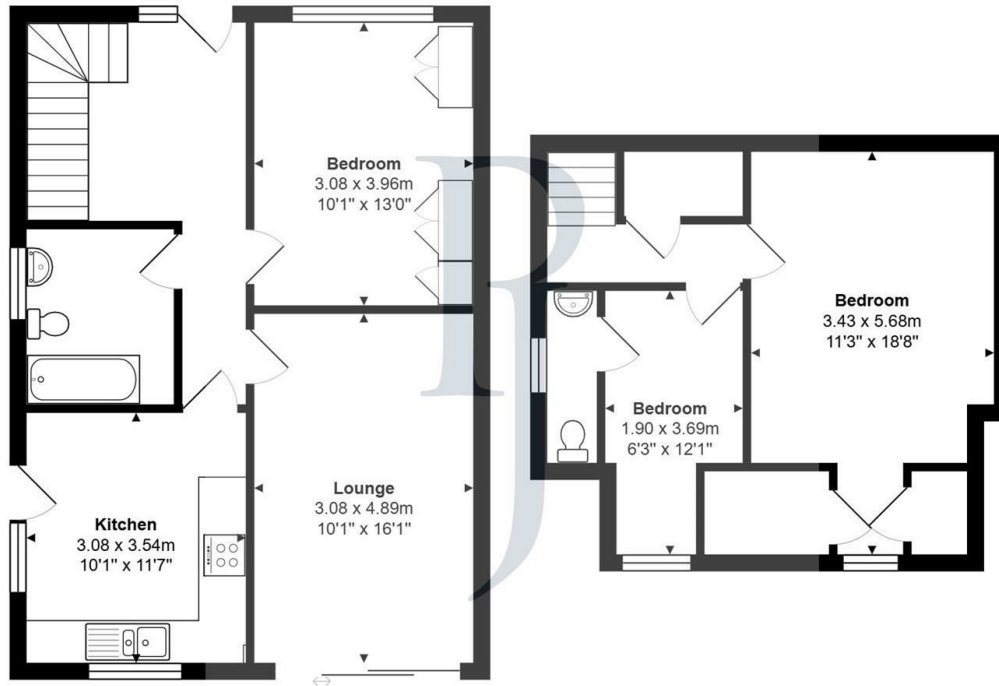
#### Front Garden

Mainly laid to lawn with shrub borders



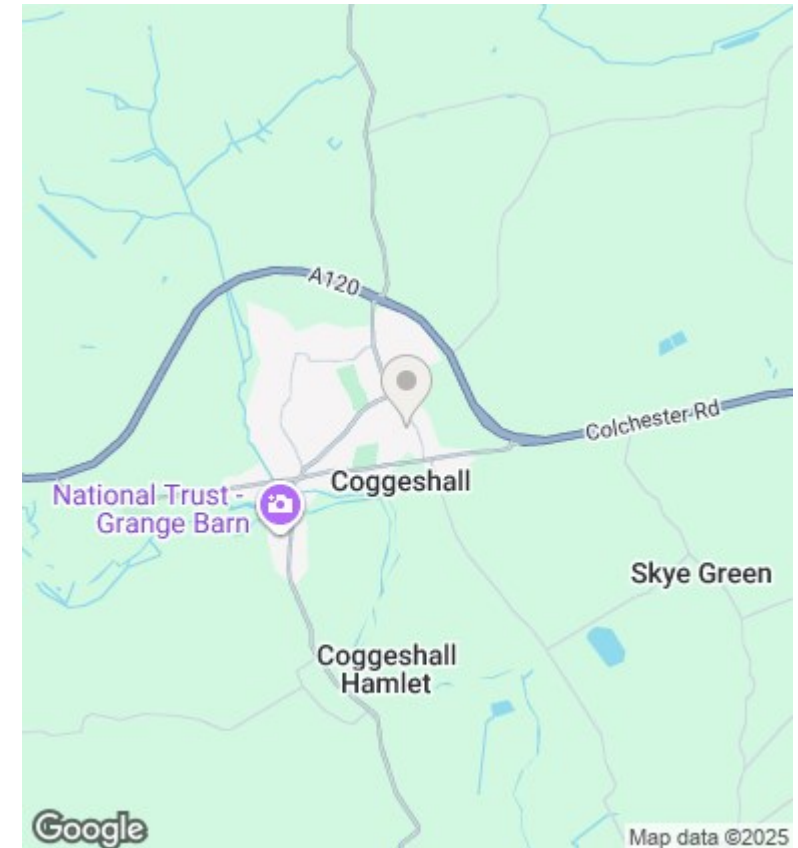






Total Area: 89.9 m<sup>2</sup> ... 968 ft<sup>2</sup>

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) <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		
England & Wales		EU Directive 2002/91/EC