



13 Fabians Close, Coggeshall, Coggeshall Colchester, CO6 1QB

£235,000

- Viewing recommended
- Private rear garden
- Two double bedrooms
- Gas central heating
- First floor masionette
- Leasehold

13 Fabians Close, Coggeshall Colchester CO6 1QB

Viewing is recommended on this two bedroom maisonette in cul de sac position in Coggeshall. The property benefits from having a lounge/diner, fitted kitchen, two double bedrooms and family bathroom. To the rear of the property there is a private garden and to the front there is an allocated driveway for one car.



Council Tax Band: B



Entrance Hallway

Composite part glazed door leading to lobby with stairs rising to the first floor.

Hallway

Double glazed window to side aspect, built in double cupboard, loft hatch, doors to :-

Lounge Area

12'11" x 11'11"

Double glazed window to rear aspect, radiator, open to :-

Dining Area

11'1" x 8'3"

Double glazed window to front aspect, radiator.

Kitchen

11'1" x 7'6"

Double glazed window to front aspect, range of base and eye level units, single sink with mixer tap set. Gas hob, double electric oven, space for washing machine and fridge/freezer, tiled splashbacks to compliment.

Bedroom One

11'10" x 10'10"

Double glazed window to rear aspect, radiator,

Bedroom Two

12'5" x 8'7"

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to front aspect, panel bath with shower over, shower screen, low level WC and wash hand basin inset to vanity unit, storage cupboard housing gas boiler

Rear Garden

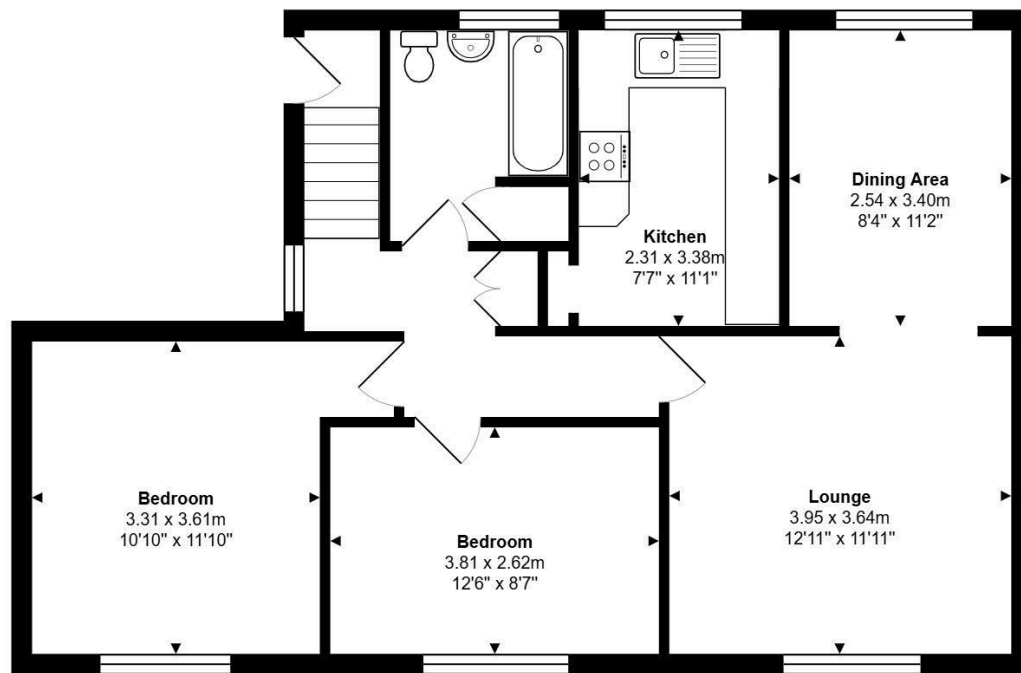
There is a private rear garden that comes with the property reached from the side of the building, garden shed,

Parking

Off road parking on drive for one car.







Total Area: 70.0 m² ... 753 ft²

Measurements are approximate for illustrative purposes only and may have been taken from the widest area

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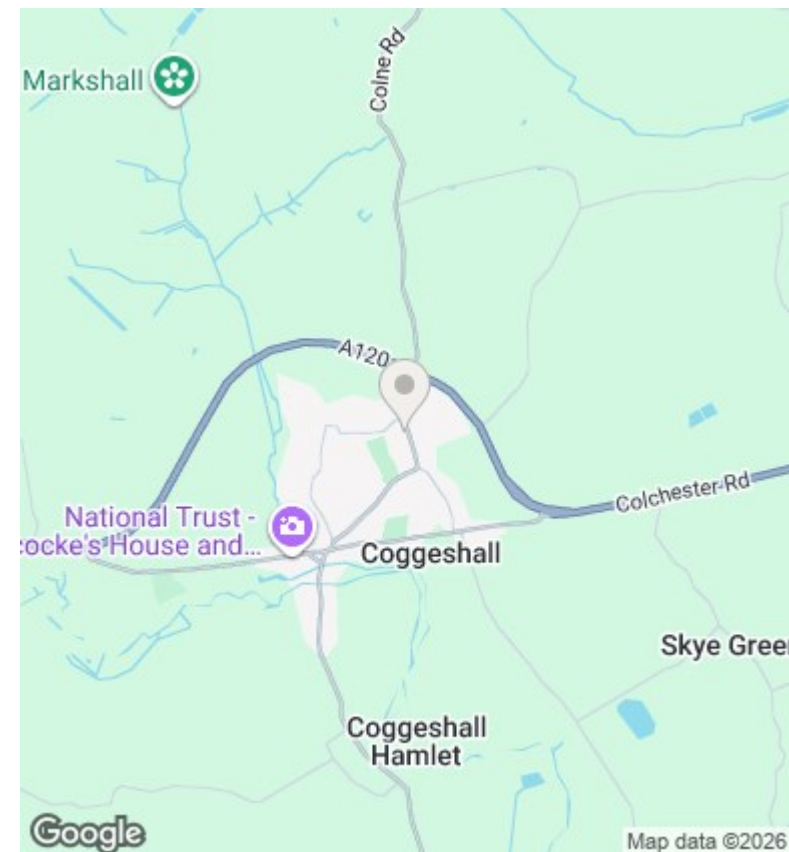
Directions

Viewings

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

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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		