



34 St. Annes Close, Coggeshall, Colchester, Essex, CO6 1ST

£385,000

- NO CHAIN
- Two bathrooms
- Three bedrooms
- Viewing advised
- Parking and garage
- Rear and front gardens

34 St. Annes Close, Colchester CO6 1ST

Philip James Estates are pleased to offer this three bedroom bungalow which is offered with no onward chain. The property consists of lounge/diner, fitted kitchen, two bedroom and bathroom to the ground floor. To the first floor there is a further bedroom with and ensuite shower room. Enclosed rear garden, front garden, block paved driveway and single garden. Viewing is advised to avoid disappointment



Council Tax Band: C



Entrance

Double glazed front door with side panel leading to :-

Hallway

Storage cupboard, radiator, stairs to first floor, doors to -

Lounge/diner

26'10" x 10'6"(max)

Double glazed windows to rear and side aspect, two radiators, Double glazed door leading to rear garden.

Fitted Kitchen

11'10" x 10'5"

Double glazed windows to the rear and side aspects, range of base and eye level units, central island, single bowl sink and mixer tap set, plumbed for washing machine and space for fridge. Gas hob, electric double oven and extractor hood. Double glazed door to side

Bedroom Three/Study

9'11" x 7'1"

Double glazed window to side aspect,

Bedroom One

10'7" x 9'11"

Double glazed window to front aspect, radiator, storage cupboard

Bathroom

Double glazed window to side aspect and wash hand basin inset to vanity unit, panel bath with shower over, fully tiled to compliment

Stairs

Stairs to first floor, door to :-

Bedroom Two

20'10" x 17'9"

Two Velux style windows to rear, radiator, built in storage unit. Door to ;-

Shower Room

Low level WC and handbasin inset to vanity unit, enclosed shower cubicle, radiator, part tiled walls to compliment.

Rear Garden

Enclosed rear garden commences with a patio area, shrub borders and laid to lawn. with garden shed.

Front Garden

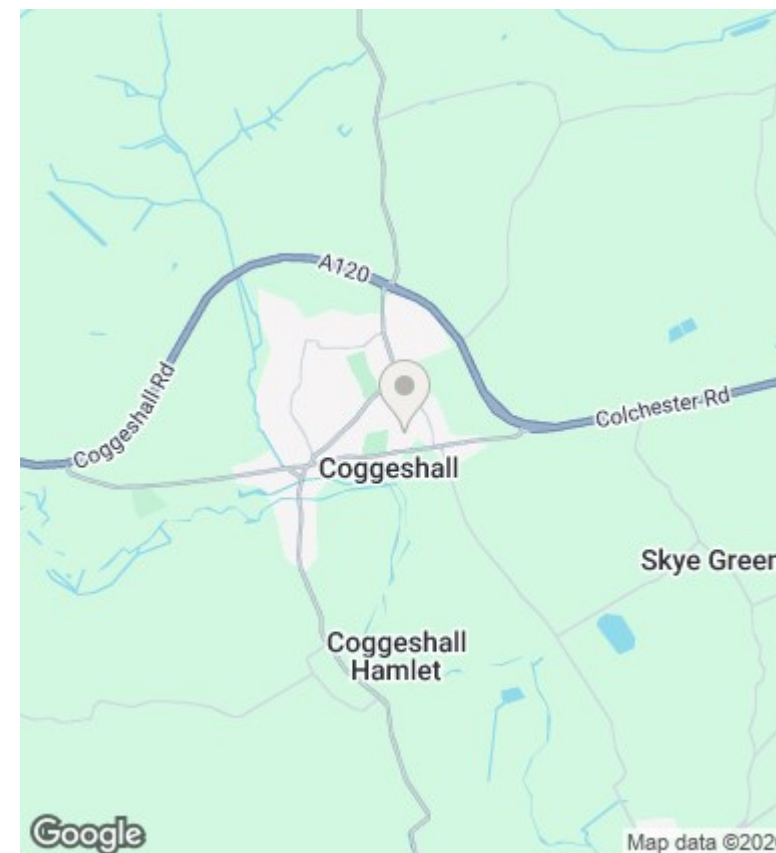
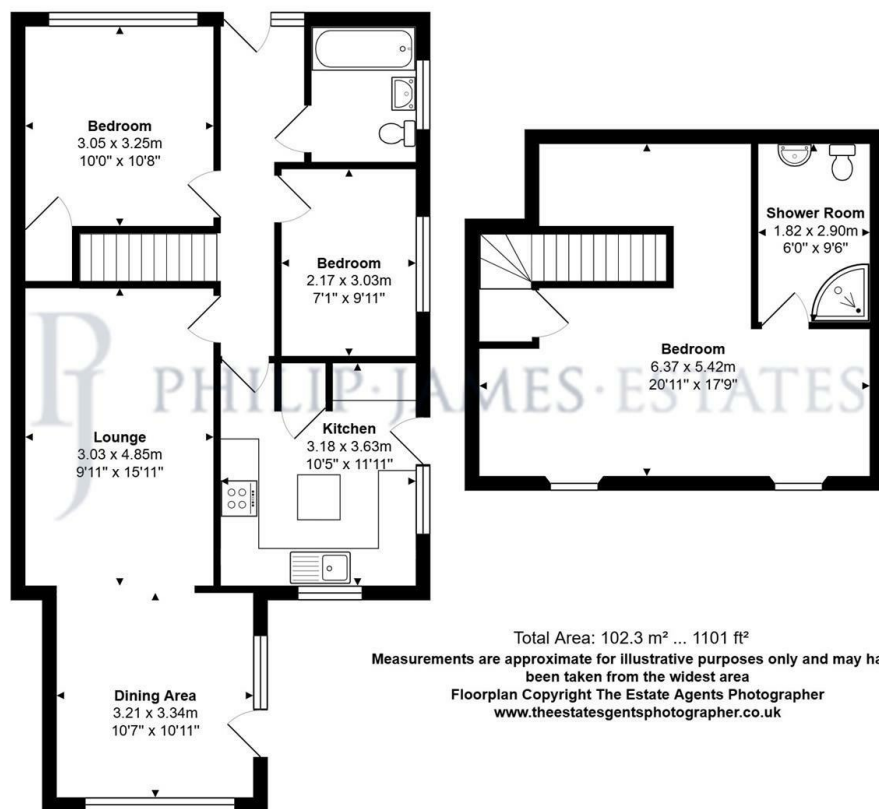
Laid to lawn with shrub borders.

Driveway and Garden

Block paved driveway providing off street parking leading to detached single garage with up and over door







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) A		
(81-91) B		
(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