



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

£375,000

- Two bedroom bungalow
- Un overlooked
- Viewing advised
- Lounge/diner
- Off road parking
- Some final redecoration is being carried out
- Enclosed rear garden
- Cul de Sac position

36 St. Annes Close, Colchester CO6 1ST

An opportunity to purchase this two bedroom bungalow with off road parking. This property benefits from having lounge/diner, fitted kitchen, two bedrooms and family bathroom. Enclosed rear garden, off road parking and front garden laid to lawn. Viewing advised.



Council Tax Band: C



Entrance Hall

Double glazed entrance door with double glazed side panel leading to hallway, radiator, loft hatch, doors to :-

Lounge/Diner

20'2" x 15'10"

Double glazed window to side aspect, two radiator, patio doors leading to rear garden

Fitted Kitchen

11'11" x 10'5"

Double glazed windows to rear and side aspect, range of base and eye level units (some final decoration required). One hand half bowl sink with mixer tap set, plumbed for washing machine, recently installed boiler. Double glazed door leading providing side access.

Bedroom One

13'9" x 10'0"

Double glazed window to front aspect, radiator.

Bedroom Two

9'11" 7'1"

Double glazed window to side aspect, radiator.

Bathroom

Double glazed window to side aspect, low level WC, pedestal wash hand basin, panel bath with shower over and shower screen. Part tiled walls and inset spot lights to compliment.

Rear Garden

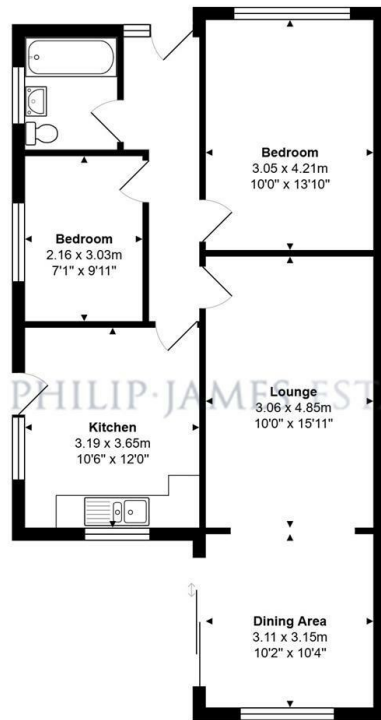
Enclosed rear garden commencing with a patio area and the remaining laid mainly to lawn. Side access leading to :

Front Garden & Parking

Laid to lawn, independent driveway providing car parking for two cars.







Total Area: 68.0 m² ... 732 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

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	