



12 Isinglass Mews, West Street, Coggeshall, Colchester, CO6 1NW

£245,000

- Vacant
- Two bedrooms
- Viewing advised
- No onward chain
- Allocated parking
- Leasehold
- Two bathrooms
- Ground floor

12 Isinglass Mews, Coggeshall CO6 1NW

Philip James Estates are pleased to offer for sale this two bedroom, two bathroom ground floor maisonette with allocated parking. The property consists of large lounge/kitchen, two double bedrooms with one having an ensuite, family bathroom. Viewing is highly recommended and the property is offered with no onward chain. Please call to arrange



Council Tax Band: B



Entrance Hall

Via front door to hallway, radiator, storage cupboard, doors to :-

Bedroom Two

11'1" x 9'1"

Three glazed windows with secondary glazing, radiator, door to :-

En Suite

Glazed window, enclosed shower cubicle, low level WC, wash hand basin, heated towel rail, fully tiled to compliment

Lounge Area

15'0" x 12'10"

Two glazed windows, two radiators, storage cupboard, French doors leading to courtyard (see agents note),

Fitted Kitchen

11'2" x 9'4"

glazed window, range of base and eye level units, integral fridge/freezer/washing machine and dishwasher. Gas hob, electric oven with extractor over, single sink with mixer tap set.

Hallway

Two storage cupboards, doors to :-

Bedroom One

12'3" x 11'11"

Two glazed windows, walk in wardrobe (we understand that this also has plumbing if an buyer wished to install a further en suite. radiator.

Bathroom

Low level WC, wash hand basin, panel bath with shower over, shower screen, heated towel rail, tiled walls to compliment

Outside

The property has had a courtyard area sectioned off which has been agreed by the management company (the vendor does have the paperwork confirming) although this area will not appear on the land registry.

Parking

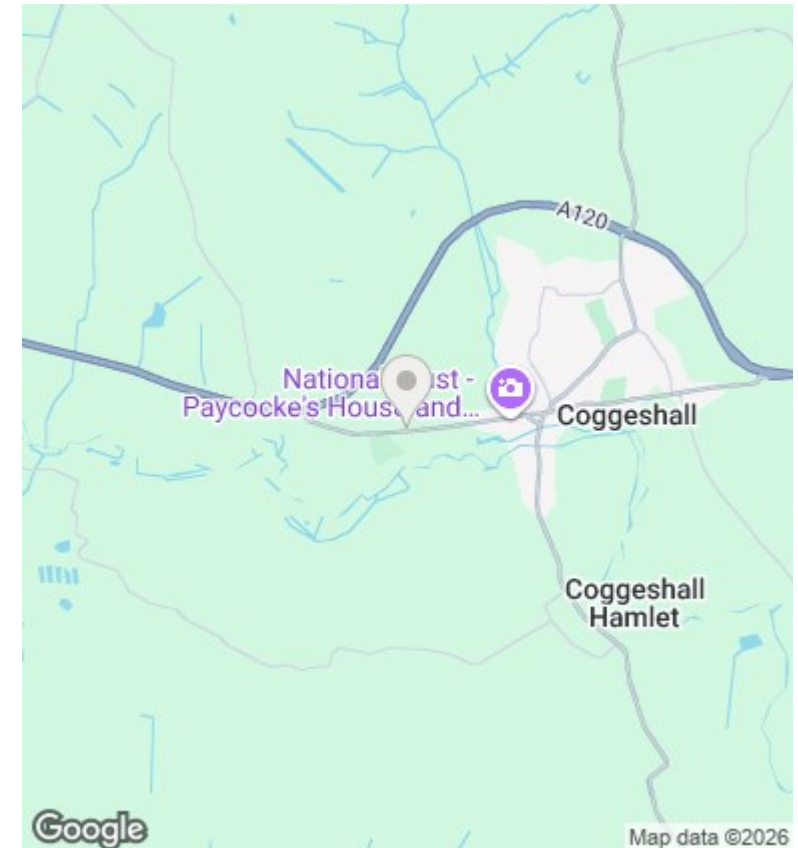
Allocated parking for one car, visitor spaces are also available.







Total Area: 73.4 m² ... 790 ft²
 Measurements are approximate for illustrative purposes only and may have been taken from the widest area
 Floorplan Copyright The Estate Agents Photographer
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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		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		