



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

£240,000

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

## 13 Fabians Close, 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

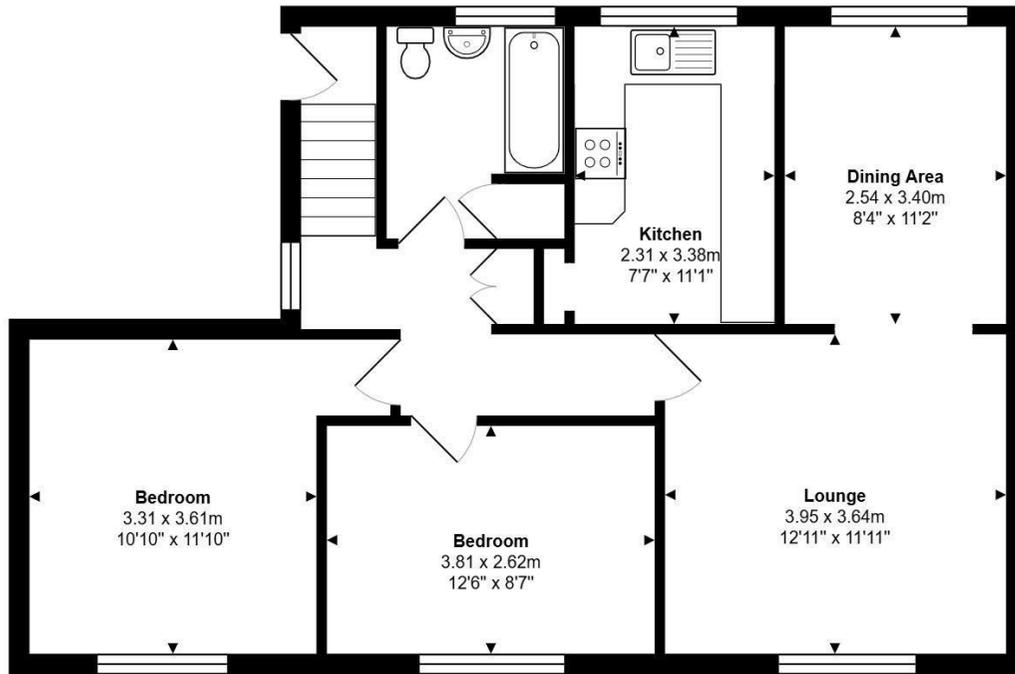
There is a private rear garden that comes with the property reached from the side of the building, garden shed,

#### Parking

Off road parking on drive for one car.

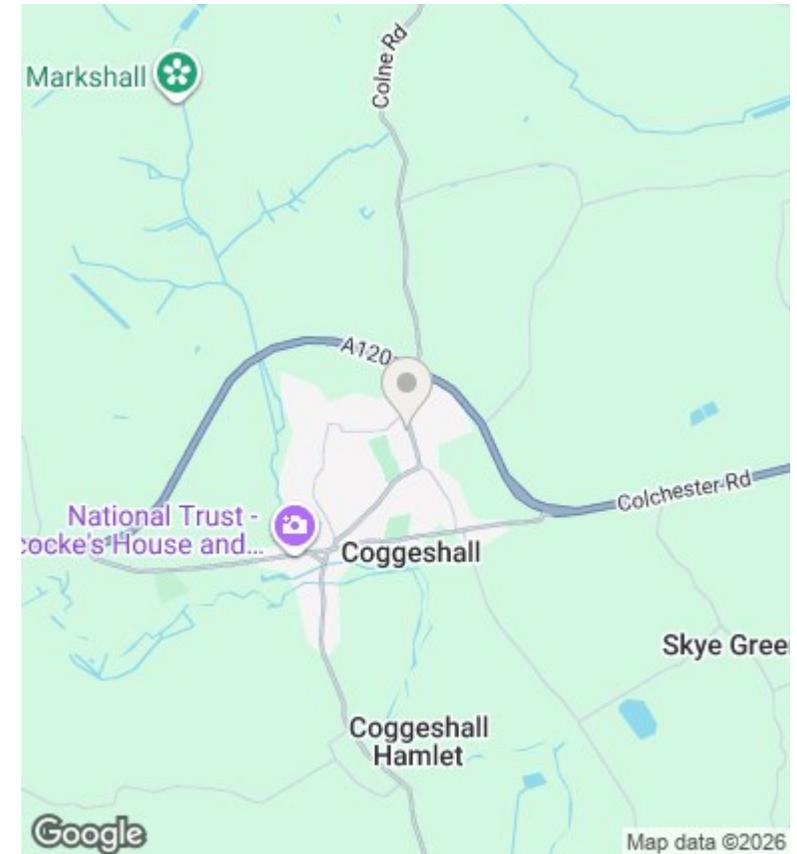






Total Area: 70.0 m<sup>2</sup> ... 753 ft<sup>2</sup>

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

B

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>	70	76
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	