



## 7 Brick Kiln Close, Coggeshall, Colchester, Essex, CO6 1SQ

£320,000

- No chain
- Ideal first time buy
- Two double bedrooms
- Parking

## 7 Brick Kiln Close, Colchester CO6 1SQ

An ideal first time buy this two bedroom property offers lounge, kitchen/diner, tow double bedrooms and bathroom. Enclosed rear garden, allocated parking for one car. Viewing is highly recommended to avoid disappointment, offered with no onward chain,



Council Tax Band: C



#### Entrance

Composite front door to :-

Allocated parking for one car.

#### Lounge

11'0" x 11'0"

Double glazed window to front aspect, wood flooring, feature fireplace with coal effect gas fire, radiator. Stairs to first floor, door to :-

#### Kitchen/Diner

19'10" x 10'11"

Double glazed windows to rear aspect, range of base and eye level units incorporating dishwasher, washing machine, fridge freezer oven, hob and extractor. Storage cupboard, feature radiator, wood flooring, double glazed door leading to rear garden.

#### Stairs and Landng

Stairs to first floor, loft hatch, doors to :-

#### Bedroom One

11'1" x 12'4"

Two double glazed windows to front aspect, radiator, over stairs storage cupboard,

#### Bedroom Two

11'1" x 9'4"

Double glazed window to rear aspect, radiator,

#### Bathroom

Panel bath with shower over, low level WC, pedestal wash hand basin, heated towel rail. Tiled walls and floor to compliment.

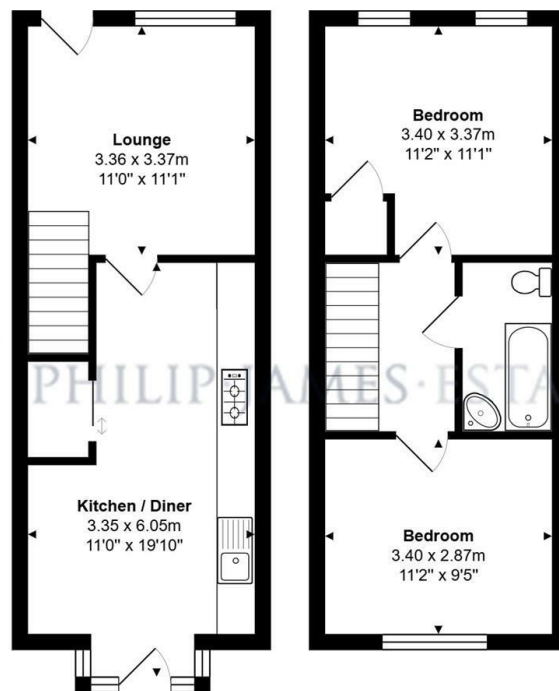
#### Gardens Front and Rear

Enclosed rear garden laid with slabs, garden shed, mature shrubs, side gate, enclosed front garden laid with slabs and shingle and shrubs

#### Parking

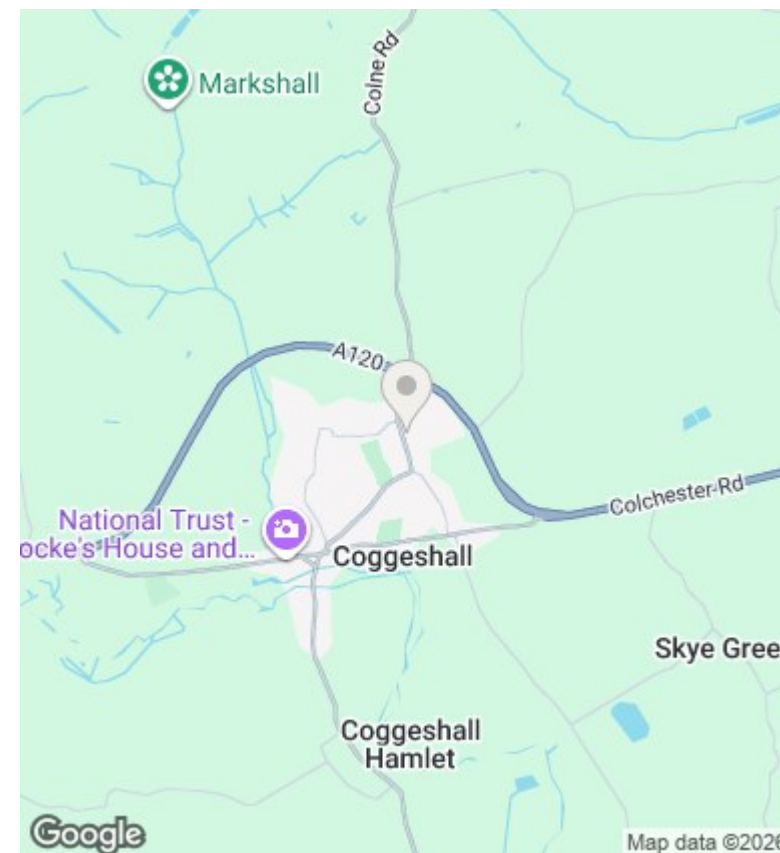






Total Area: 60.9 m<sup>2</sup> ... 656 ft<sup>2</sup>

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

C

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