



Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 2" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 9" x 9' 11"

The Beech (JX209 03 FB4C20)
 This development has been granted for 200 residential purposes only. The dimensions shown are between external points as indicated on plan. The dimensions have been measured at 100% ground level and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

oven hood sink fridge freezer space
 dishwasher space measuring points
 washing machine space

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look and are not intended to be taken literally. No liability is accepted for any misinterpretation of the information shown. Please refer to the sales consultant for further information.

2 Minikin Close, Coggeshall, Colchester, Essex, CO6 1ZS

£1,900 PCM

- Brand new
- Viewing advised
- Available now
- Garage and parking
- Pets considered

The Beech

3 bedroom home

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Ground floor		
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First floor		
Bedroom 2	4.74 x 2.50	15' 6" x 8' 2"
Bedroom 3	3.39 x 2.69	11' 1" x 8' 2"
Second floor		
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

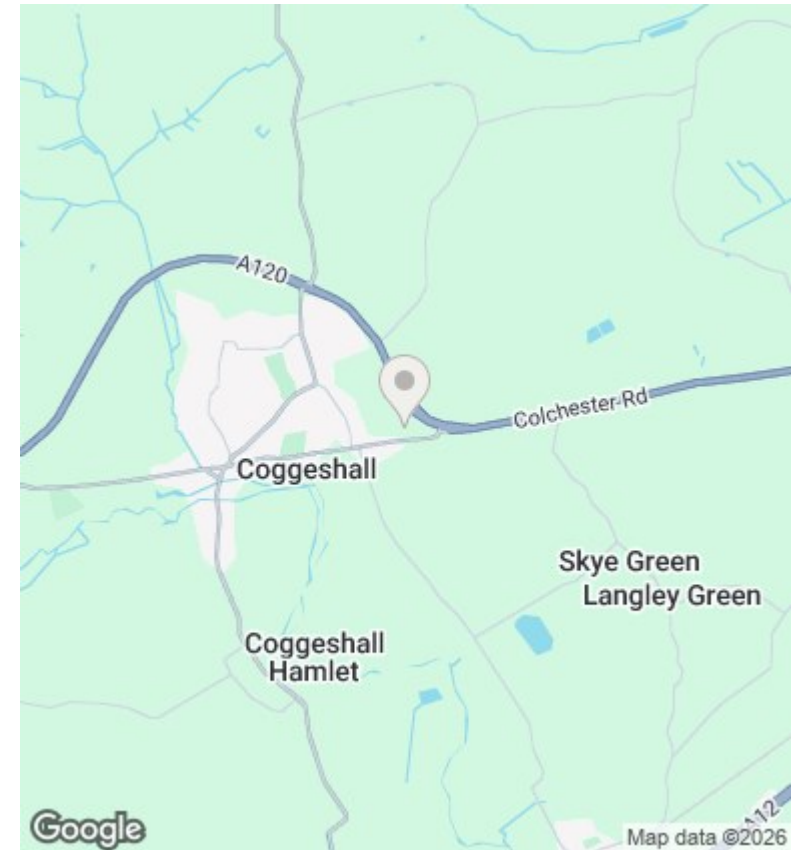
The Beech (X209 01 / B14020)
 This description has been produced for illustrative purposes only. Room lines shown are between service points as indicated on plan. The dimensions have tolerances of +/- 30mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

own main flrs fridge freezer space
 in bath cupbrd
 in bathroom space in measuring points
 in washing machine space

Please refer to the sales consultant for specific plot details as the illustrations shown are computer generated impressions of how the property may look to be indicated only. External details or fixtures may vary on individual plots and houses may be built in either detached or attached modes depending on the development layout. Exact specifications, window styles and whether a property is left or right handed may differ from plot to plot.

The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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 HB4201 (01/05/21 / 10/22)



Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

E

EPC Rating:

B

