



42 Bayes Avenue, Coggeshall, Colchester, Essex, CO6 1ZN

£1,850

- Excellent condition
- Viewing advised
- Available now
- Garage and parking
- Pets considered
- Built for Renters

The Beech

3 bedroom home

Floor	metres	feet / inches
Ground floor		
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"
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 / BH020)
 This description has been produced for illustrative purposes only. Rooms shown are between service points as indicated on plan. The dimensions have tolerances of +/- 20mm 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 ridge fence space
 in beds cupbrd cogboard
 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 order 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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 BH020 (01/05/21 / 10/22)



Directions

Viewings

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

Council Tax Band

E

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	