



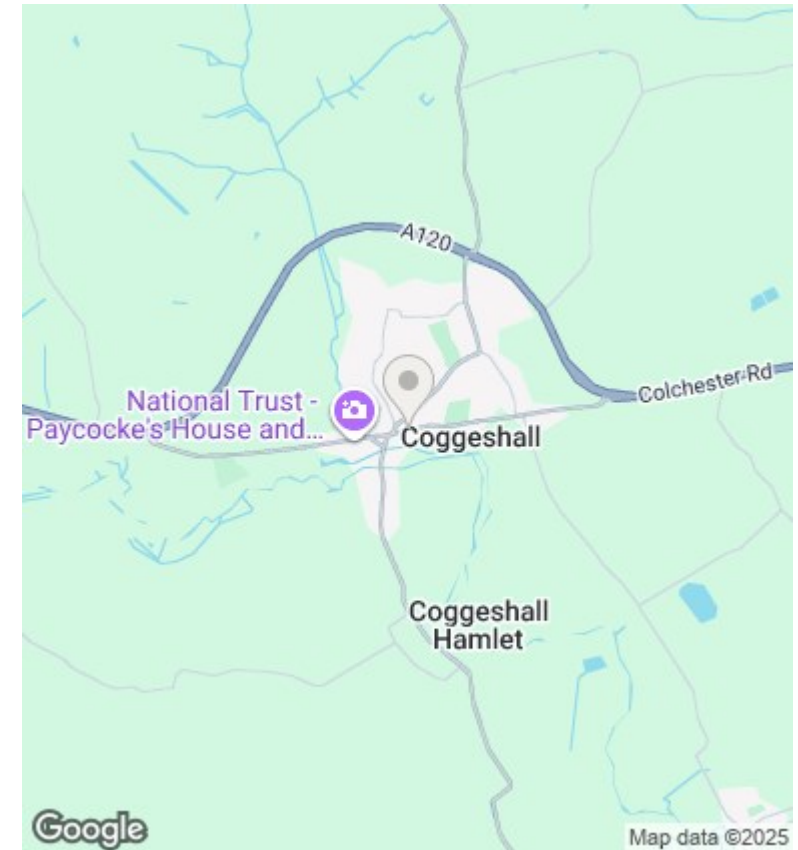
## 13 East Street, Coggeshall, Colchester, Essex, CO6 1SH

£235,000

- No onward chain
- Two bedrooms
- Coggeshall centre
- Lounge
- Fitted kitchen
- Viewing advised



Total Area: 89.5 m<sup>2</sup> ... 963 ft<sup>2</sup>  
 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

C

## EPC Rating:

E

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC