



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

£1,900

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

The Beech
3 bedroom home

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' 1" 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' 11" x 9' 11"

The Beech (X209 01 / FBH030)
This floorplan has been produced for illustrative purposes only. Room sizes shown are between service points as indicated on plan. The dimensions have tolerances of + or - 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 oven hob cuprd fridge freezer space
in bath cuprd cupboard
dr dishwasher space measuring points
wc 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. Several details or features 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 plan 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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FBH030 (01/09/21 / 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	