



## 7 Lakes Meadow, Coggeshall, Colchester, Essex, CO6 1TN

Price £191,500

- Retirement property
- One bedroom house
- Conservatory
- No onward chain
- Viewing advised

## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	