



Ground floor

	metres	feet / inches
Kitchen / dining room	4.74 x 3.25	15' 6" x 10' 7"
Sitting room	3.72 x 3.67	12' 2" x 12' 0"

First floor

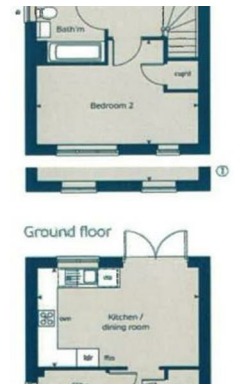
Bedroom 1	3.59 x 3.20	11' 10" x 10' 6"
Bedroom 2	4.74 x 3.39	15' 7" x 11' 2"

The Holly (K206 G3 FB4020)
 The floor plan has been produced for information purposes only. Floor areas shown are for internal areas only and do not include the dimensions of the external walls and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

* Whether apply to selected plots only. Please see sales consultant for further details.
 Ⓞ Alternative layout applies to selected plots only. Please see sales consultant for further details.

oven	cupb	fridge	freezer space
in	in	in	in
in	in	in	in
in	in	in	in

Please refer to the sales consultant for specific plot details on the



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

£1,300 Per Month

Directions

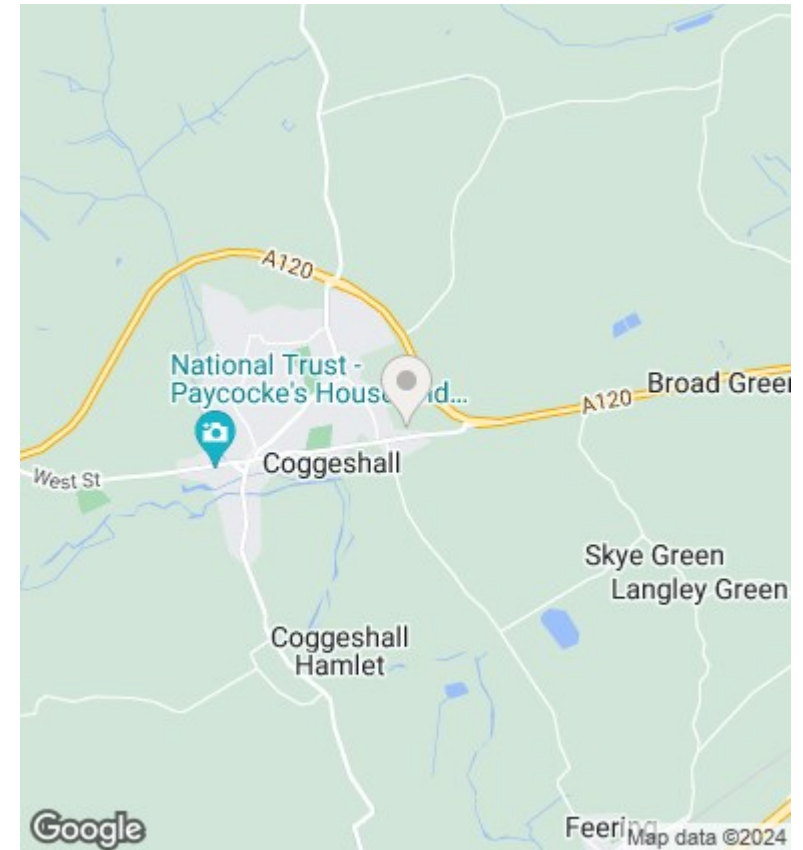
Viewings

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

Council Tax Band

New Build

EPC Rating:



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