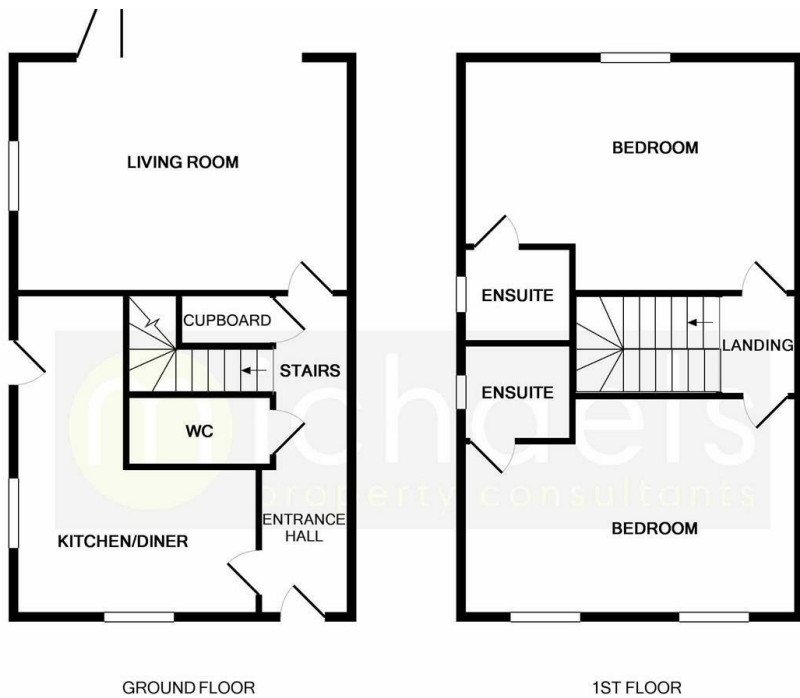




1 The Old Post Office Clacton Road, Elmstead, Colchester, CO7 7AA

£1,400 Per Month

- Semi Detached House
- Bi-Folding Doors to Garden
- Close to Amenities and Transport Links
- Available End of June 2024
- Two Equally Sized Double Bedrooms
- Finished to a High Spec Throughout
- Perfect for Sharers or Profesional Couple
- Two En-Suite Shower Room's
- Modern Kitchen with Appliance
- Unfurnished



TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

Council Tax Band

C

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 | |