



## 69 Kensington Road, Colchester, CO2 7FF

£1,250 Per Month

- Mid Terrace House
- Well Presented Throughout
- Popular Abbeyfields Location
- Available August 2024
- Two Double Bedrooms
- Good Sized Rear Garden with Storage Shed
- Walking Distance to Schools & Shops
- Two Allocated Parking Spaces
- White Goods Provided as a Gift
- Unfurnished



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Hologram 02021



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(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	