



## Room 4 35 Military Road, Colchester, Essex, CO1 2AD

£850

- Double Room with En-Suite Shower Room
- High Specification Communal Kitchen
- Minute' Walk to Town Centre & Train Station
- Utility Bills and Wifi Included in the Rent
- Secure Fob Entry System
- Available May 2025
- Fully Furnished
- First Floor
- Single Occupants Only

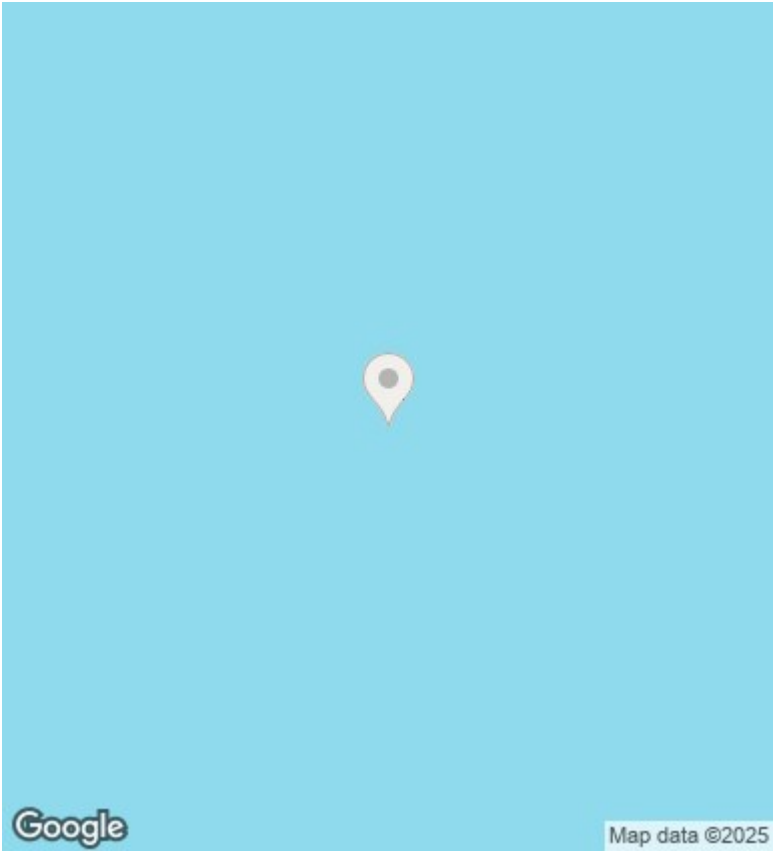
Directions

Viewings

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

Council Tax Band

EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 