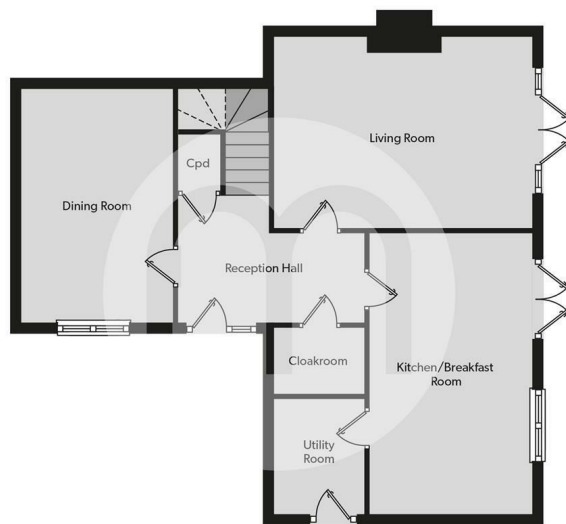




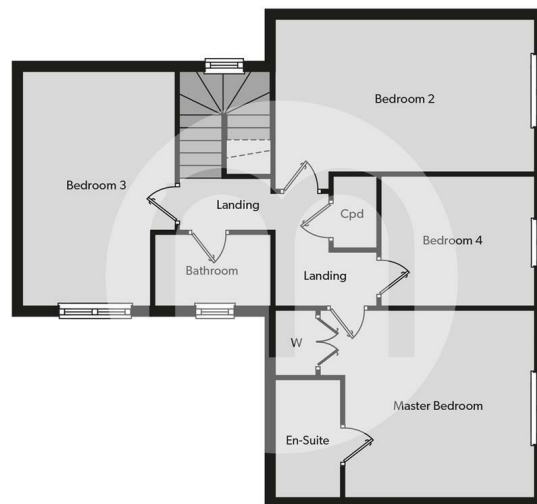
## Ravensfaux Dedham Road, Ardleigh, Colchester, CO7 7LG

£2,500 Per Calendar Month

- Four Double Bedrooms
- Large & Private Enclosed Rear Garden, Garage & Parking
- En-Suite & Family Bathroom
- Available April 2025
- Detached Family Home
- Two Impressive Reception Rooms
- Ardleigh Village Location
- Focal Kitchen-Diner With Neff Appliances & Silestone Worksurfaces
- Utility & Downstairs Cloakroom
- Unfurnished



Ground Floor



First Floor



## Directions

## Viewings

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

## Council Tax Band

F

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	