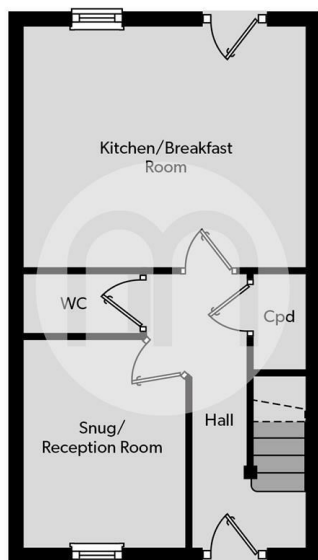




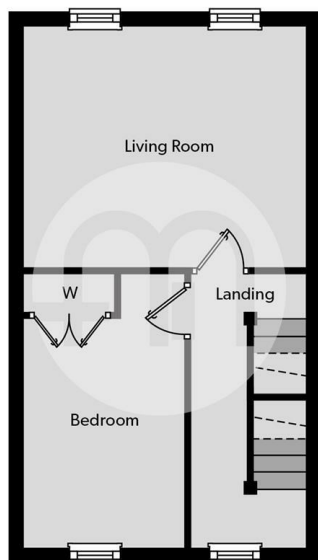
## 21 Garland Road, Colchester, CO2 7GE

£1,800 Per Calendar Month

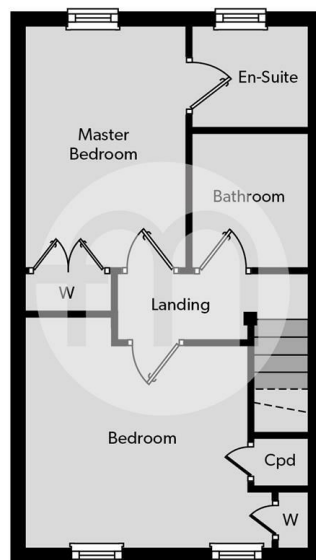
- Exceptionally Presented Townhouse
- Garage & Two Residential Parking Permits
- Ground Floor Snug/Reception Room
- Available July 2025
- Three Well Proportioned Bedrooms With En-Suite To Master
- Within a Stones Throw To A Local Park and Abbeyfields
- Fully Paved Garden with Decking Area
- Meticulously Finished To The Highest Standards
- Stylish Kitchen
- Unfurnished



Ground Floor



First Floor



Second Floor



## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

C

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>	<b>73</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	