

# DURDEN & HUNT

INTERNATIONAL



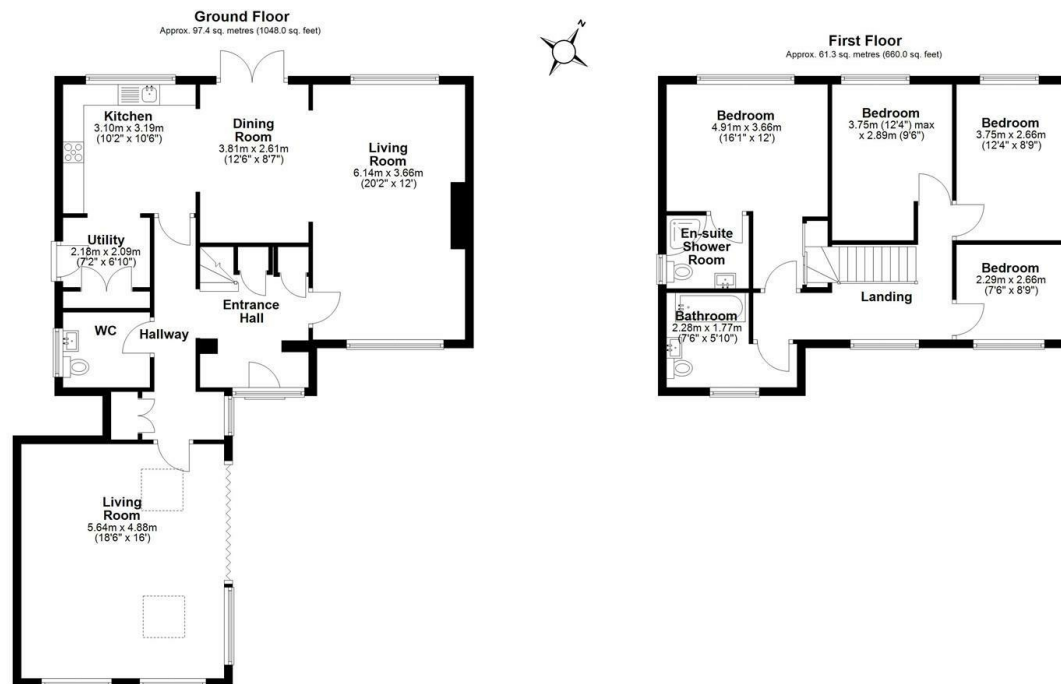
## Malting Green Road, Colchester CO2

Offers In Excess Of £700,000

- Countryside Location
- Two Reception Rooms
- Dining Room
- Three Further Bedrooms
- Spacious Garden
- Utility Room
- Modern Kitchen
- Off Road Parking
- Downstairs WC
- Primary Bedroom With En Suite

142 High Street, Ongar, Essex, CM5 9JH  
01277402068

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Total area: approx. 158.7 sq. metres (1708.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp...

Malting Green Road, Layer De La Haye, Colchester



## Viewings

Viewings by arrangement only.  
Call 01277402068 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</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	