

# DURDEN & HUNT

INTERNATIONAL



## Scarfe Way, Colchester CO4

Offers Over £150,000

- Good Location
- Good Sized Living Room With Linked Kitchen
- Two Double Sized Bedrooms
- Modern Family Bathroom
- Unallocated Parking
- Great Transport Links

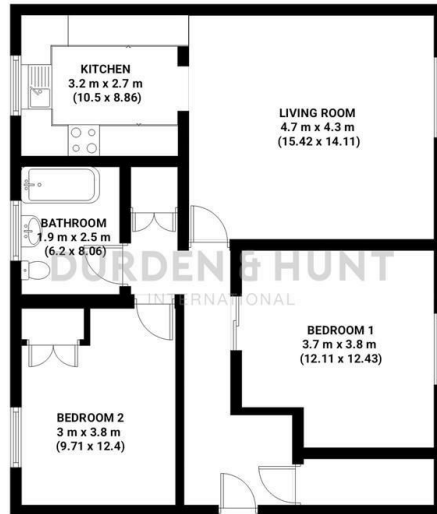
1-3 Crouch Street, Colchester, CO3 3EN

<https://www.durdenandhunt.co.uk>



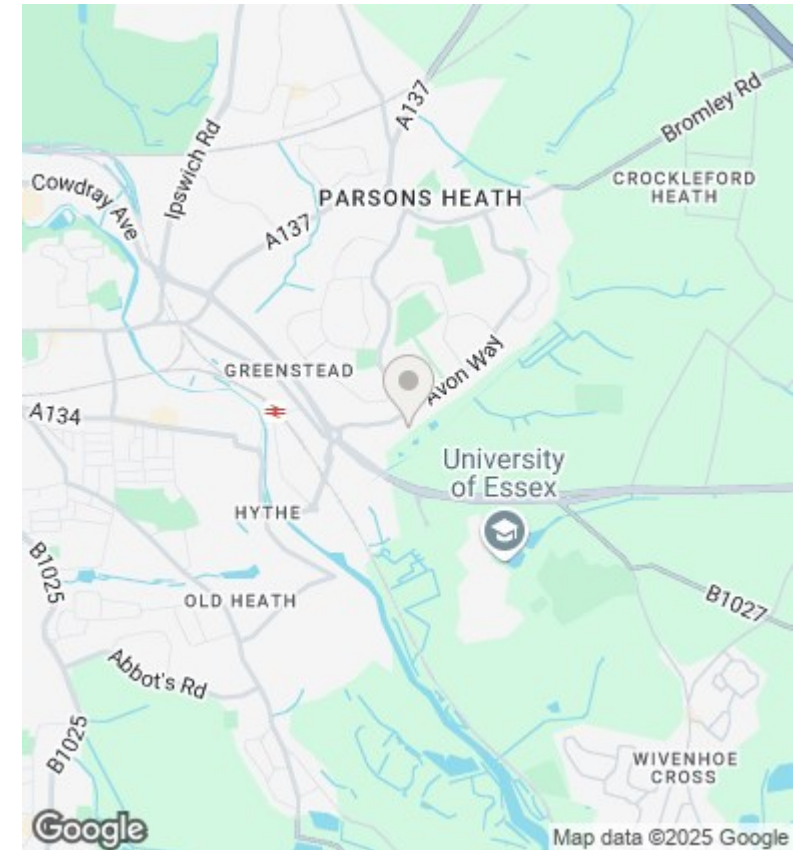
## Scarfe Way

Total area: approx 68.45 m<sup>2</sup> (736.74 sq. feet)



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

A

## EPC Rating:

D

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>	57	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC