

# DURDEN & HUNT

INTERNATIONAL



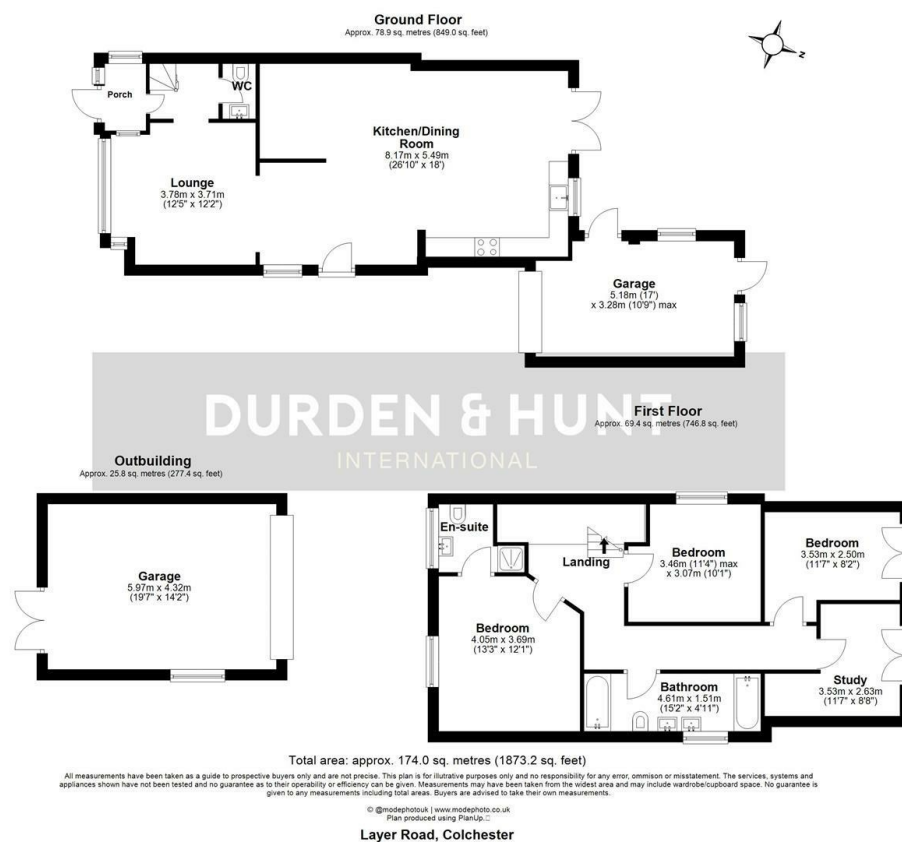
## Layer Road, Colchester CO2

Offers In Excess Of £475,000

- Great Transport Links
- Two Versatile Outbuildings
- Downstairs WC
- Contemporary Family Bathroom
- Off Road Parking And Garage
- Modern Open Plan Kitchen Diner
- Primary Bedroom With En Suite
- Landscaped Front And Rear Gardens
- Separate Living Room
- Three Additional Bedrooms

1-3 Crouch Street, Colchester, CO3 3EN

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



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

E

## 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>		
(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	