

# DURDEN & HUNT

INTERNATIONAL



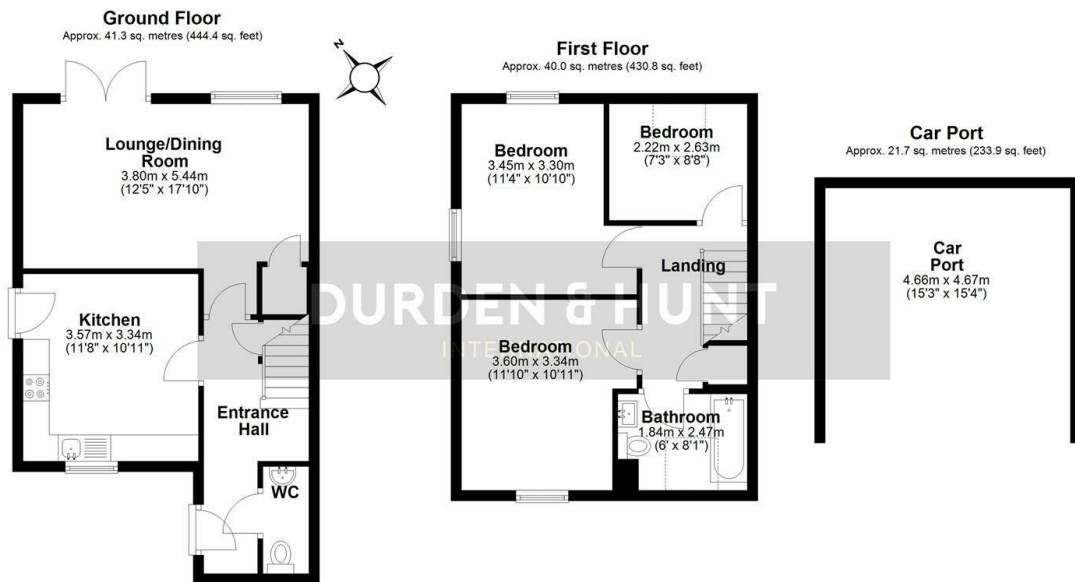
## Rams Farm Road, Colchester CO6

£240,000

- Attractive Shared Ownership Property
- Separate Kitchen
- Back Garden Patio And Lawn Area
- Three Bedroom Semi Detached House
- Contemporary Family Bathroom
- Potential To Extend (STP)
- Spacious Living Room
- Downstairs WC
- Two Allocated Parking Spaces In Car Port

1-3 Crouch Street, Colchester, CO3 3EN

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

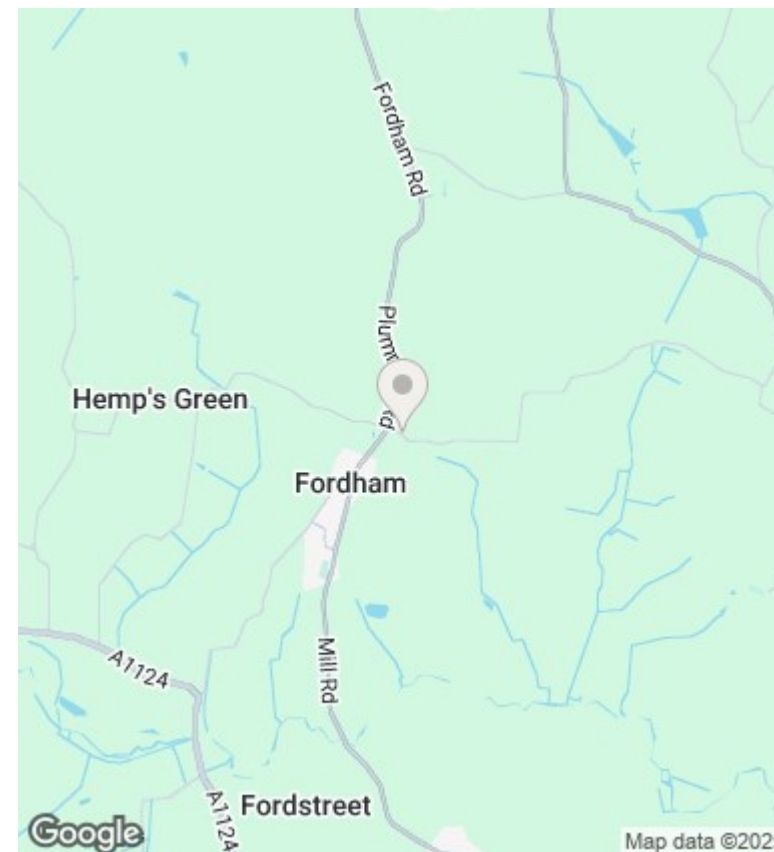


Total area: approx. 103.0 sq. metres (1109.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Rams Farm Road, Fordham



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 90        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      |           |
| (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 |           |