

# DURDEN & HUNT

INTERNATIONAL



## Steed Crescent, Colchester CO2

Offers In Excess Of £300,000

- Excellent Transport Links
- Downstairs WC
- Two Additional Bedrooms
- Off Road Parking And Garage
- Living Room And Separate Kitchen
- Contemporary Family Bathroom
- Rear Lawn Garden
- Primary Bedroom With En Suite

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

C

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
England & Wales		EU Directive 2002/91/EC 