

DURDEN & HUNT

INTERNATIONAL



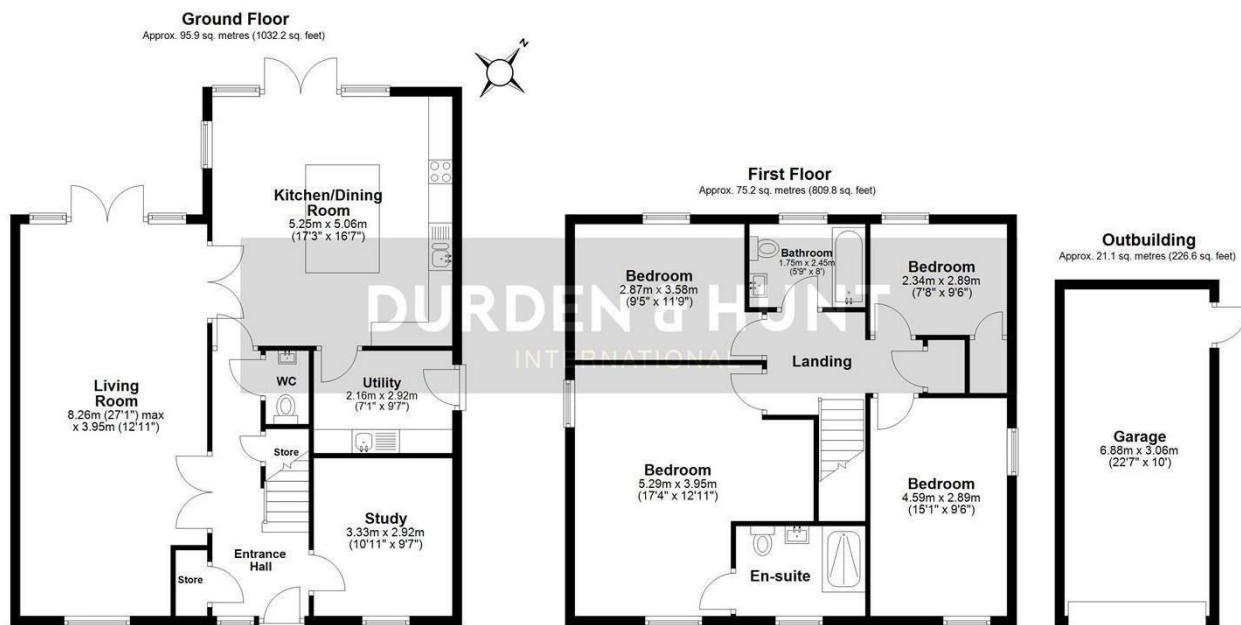
Paddocks Lane, Colchester CO12

Offers In Excess Of £475,000

- New Build Property
- Large Rear Garden
- Spacious Living Room
- Ground Floor Study
- Great Transport Links
- Detached Property
- Utility Room And Downstairs WC
- Garage And Off Road Parking
- Open Plan Kitchen Diner
- Primary Bedroom With En Suite

1-3 Crouch Street, Colchester, CO3 3EN

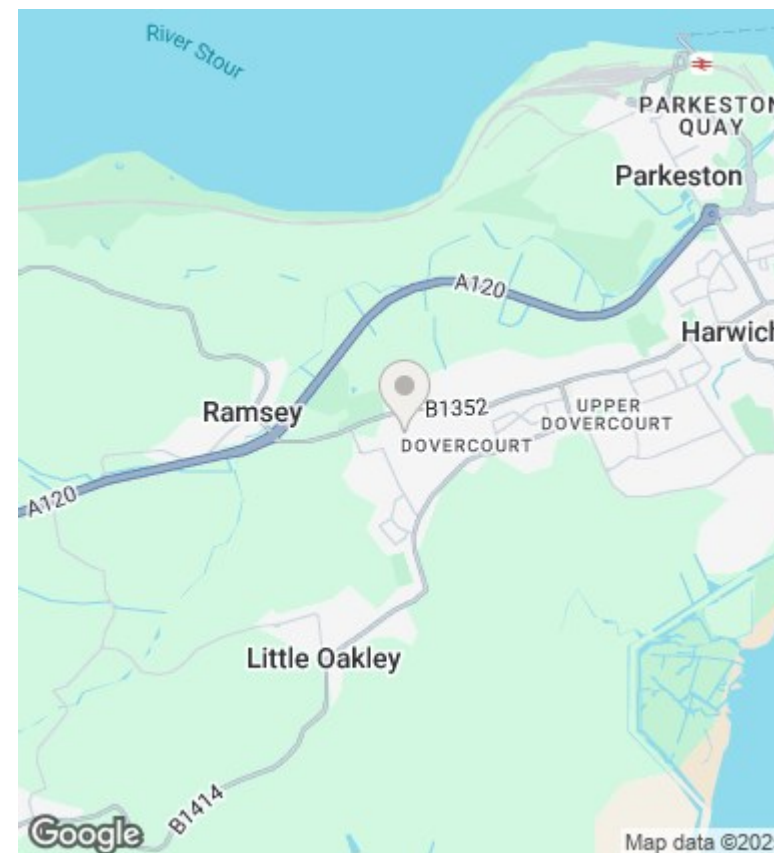
<https://www.durdenandhunt.co.uk>



Total area: approx. 192.2 sq. metres (2068.6 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...



Viewings

Viewings by arrangement only. Call to make an appointment.

Council Tax Band

New Build

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	