

DURDEN & HUNT

INTERNATIONAL



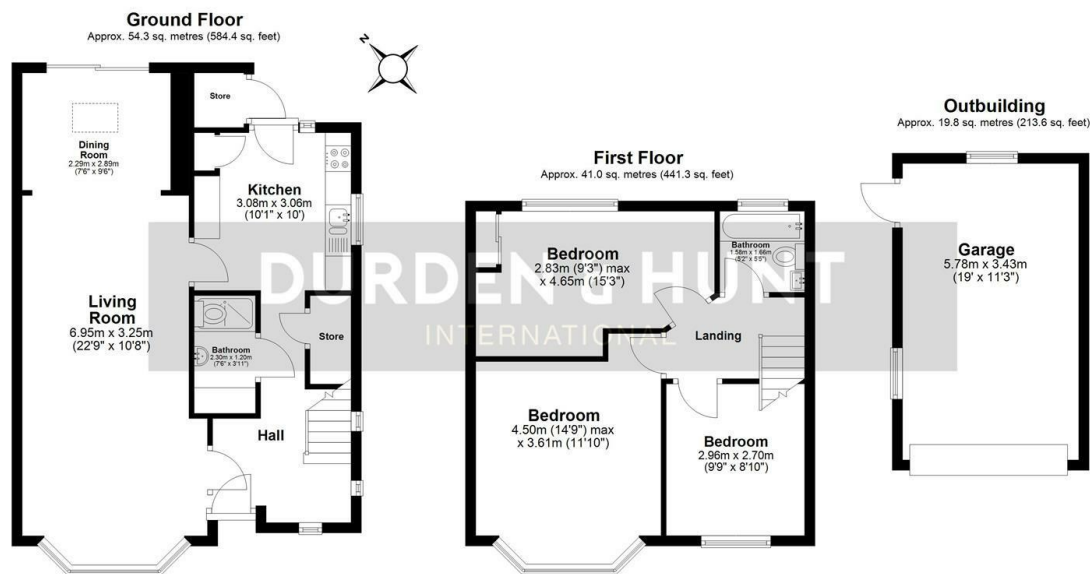
Magazine Farm Way, Colchester CO3

Price Guide £400,000

- Guide Price £400,000 - £425,000
- Spacious Living Room
- Three Bedrooms
- Garage & Off Road Parking
- Modern Kitchen
- Contemporary Family Bathroom
- Good Sized Garden
- Downstairs WC
- Great Transport Links

1-3 Crouch Street, Colchester, CO3 3EN

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

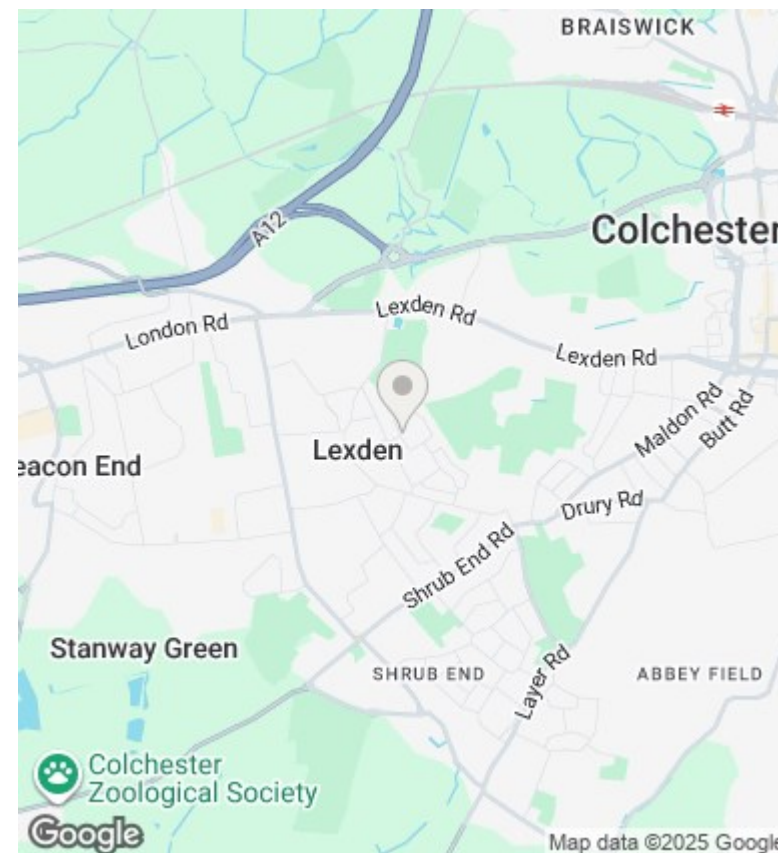


Total area: approx. 115.1 sq. metres (1239.4 sq. feet)

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.

Magazine Farm Way, Colchester



Viewings

Viewings by arrangement only. Call to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC