

# DURDEN & HUNT

INTERNATIONAL



Emperor Road, Colchester CO2

Offers In Excess Of £270,000

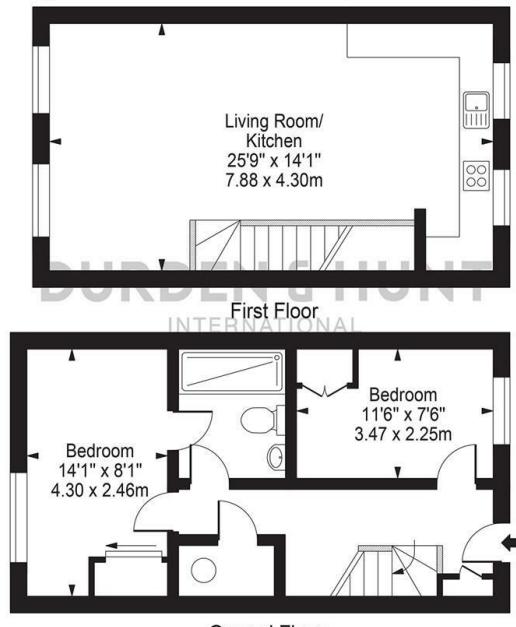
- Town Centre Location
- Off Road Parking
- Additional Bedroom
- Modern Throughout
- Excellent Transport Links
- Open Plan Living
- Kitchen With Integrated Appliances
- Well Maintained Throughout
- Primary Bedroom With Fitted Wardrobes
- Contemporary Shower Room

1-3 Crouch Street, Colchester, CO3 3EN

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

## Emperor Road

Approx. Gross Internal Area 758 Sq Ft - 70.40 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

C

## EPC Rating:

E

## Energy Efficiency Rating

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