

DURDEN & HUNT

INTERNATIONAL



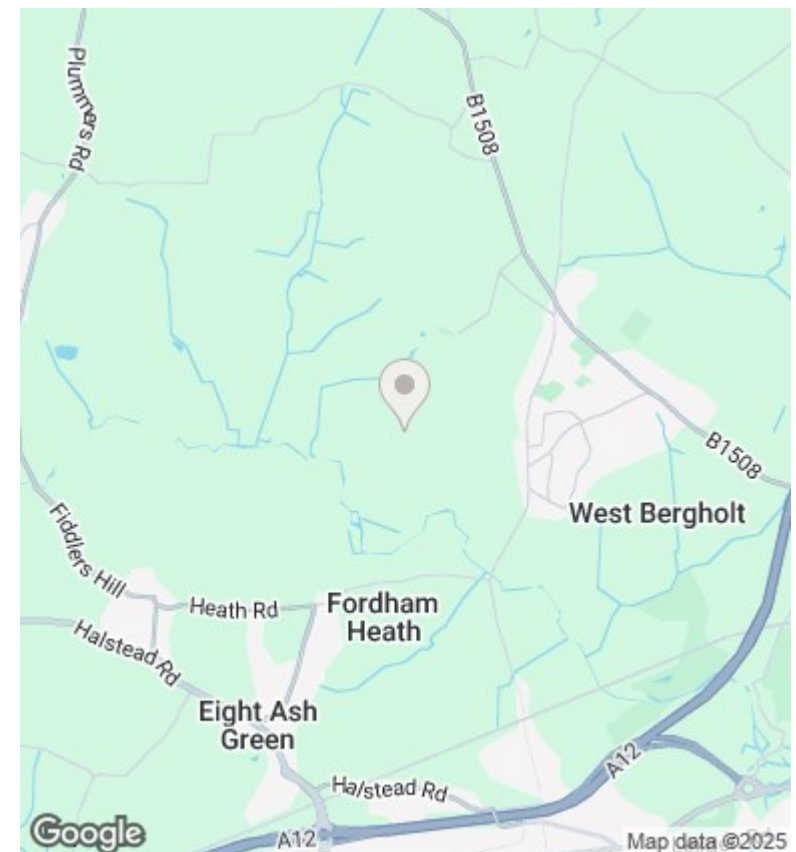
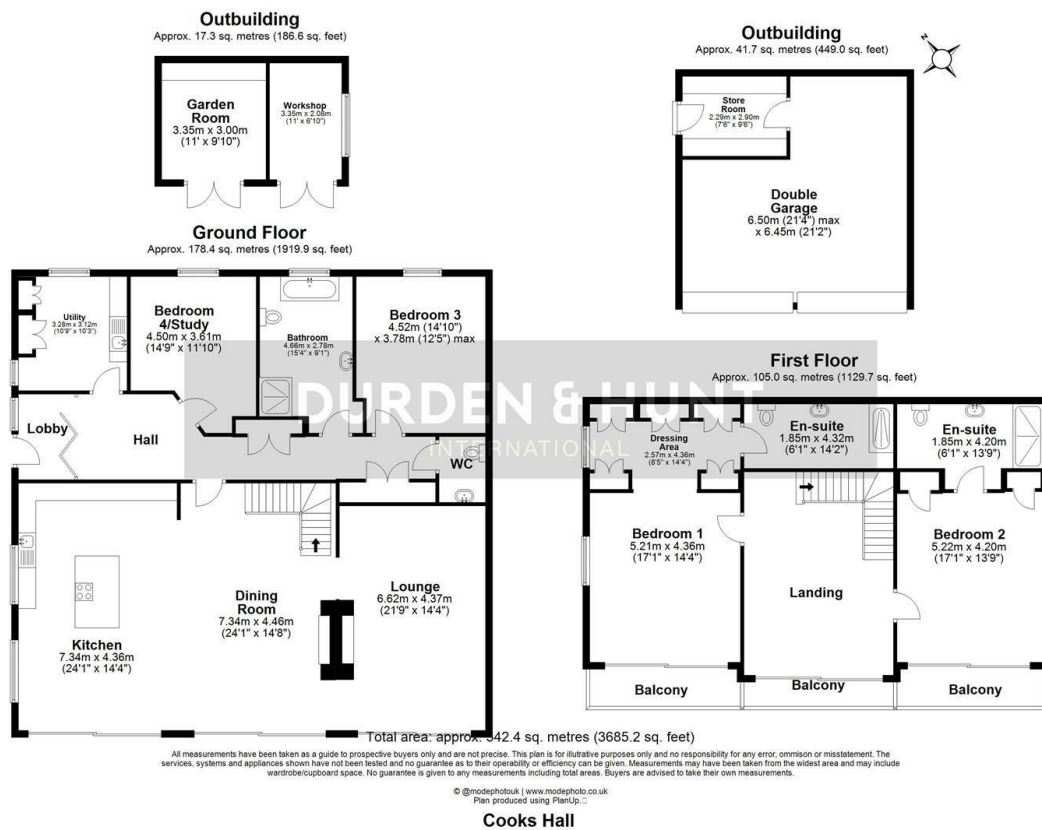
Cooks Hall Road, West Bergholt CO6

Offers In Excess Of £1,250,000

- Rolling Countryside Views
- Beautifully Maintained Throughout
- Utility Room
- Two Additional Bedrooms
- Located On Expansive Plot
- Large Garden With Outbuilding
- Opportunity For Downstairs Living
- Gated Driveway And Double Garage
- Open Plan Kitchen, Dining And Living Room
- Two Bedrooms With En Suites

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

G

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	87	
(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