

# DURDEN & HUNT

INTERNATIONAL



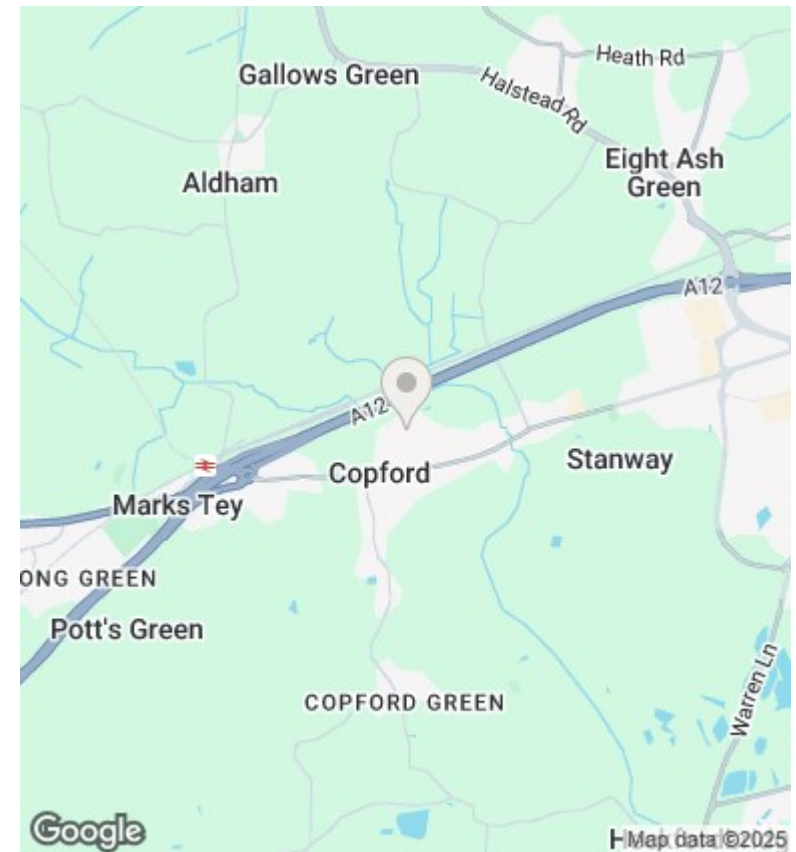
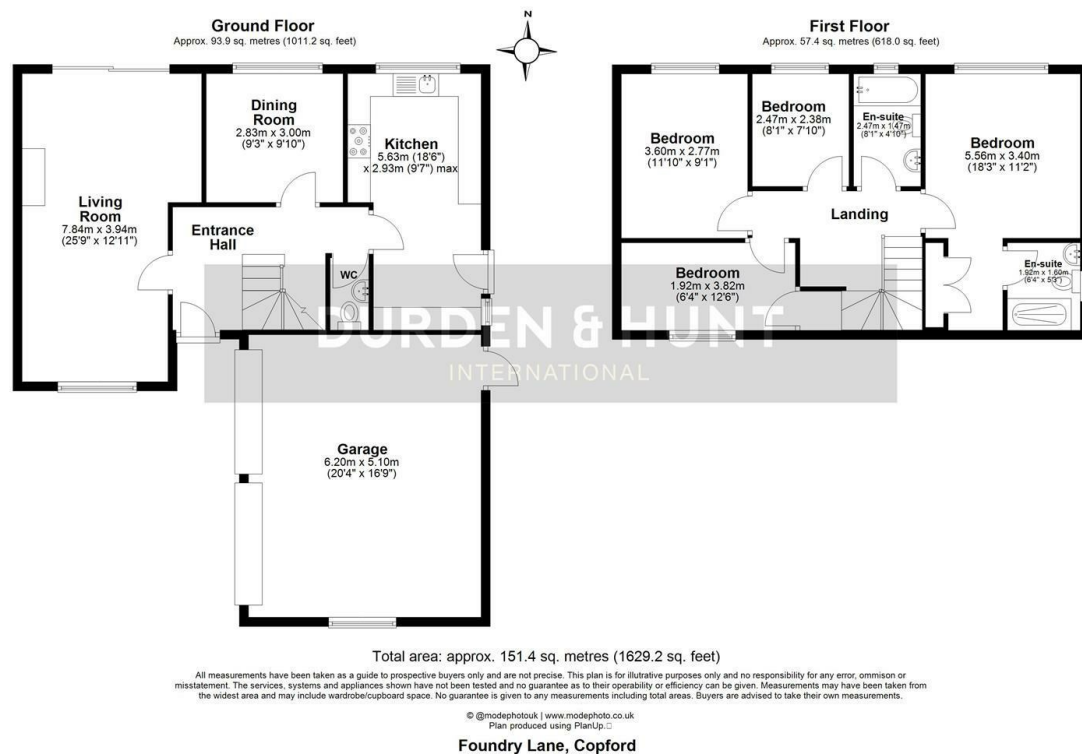
## Foundry Lane, Colchester CO6

Offers In Excess Of £600,000

- Village Location
- Good Transport Links
- Off Road Parking And Double Garage
- Good Sized Garden
- Spacious Living Room
- Kitchen With Separate Dining Room
- Primary Bedroom With En Suite
- Three Additional Bedrooms
- Family Bathroom
- Downstairs WC

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

E

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	