

# DURDEN & HUNT

INTERNATIONAL



## Colchester Road, Colchester CO6

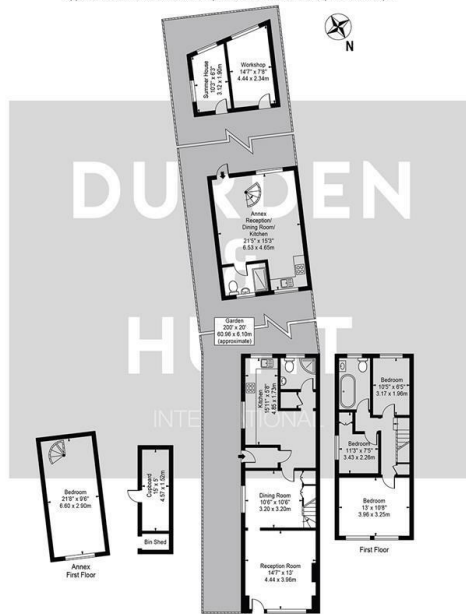
Offers In Excess Of £425,000

- Opportunity For Multigenerational Living
- Off Road Parking
- Three Bedrooms
- Detached Split Level One Bedroom Annex
- Multiple Reception Rooms
- Family Bathroom
- Garden
- Downstairs Shower Room
- Modern Kitchen

1-3 Crouch Street, Colchester, CO3 3EN

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

Colchester Road  
 Approx. Total Internal Area 1828 Sq Ft - 169.83 Sq M  
 (Including Annex, Summer House, Workshop, Cupboard & Bin Store)  
 Approx. Gross Internal Area 1024 Sq Ft - 95.13 Sq M  
 (Excluding Annex, Summer House, Workshop, Cupboard & Bin Store)  
 Approx. Gross Internal Area Of Annex 532 Sq Ft - 49.42 Sq M  
 Approx. Gross Internal Area Of Summer House & Workshop 179 Sq Ft - 16.63 Sq M  
 Approx. Gross Internal Area Of Cupboard & Bin Store 93 Sq Ft - 8.64 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

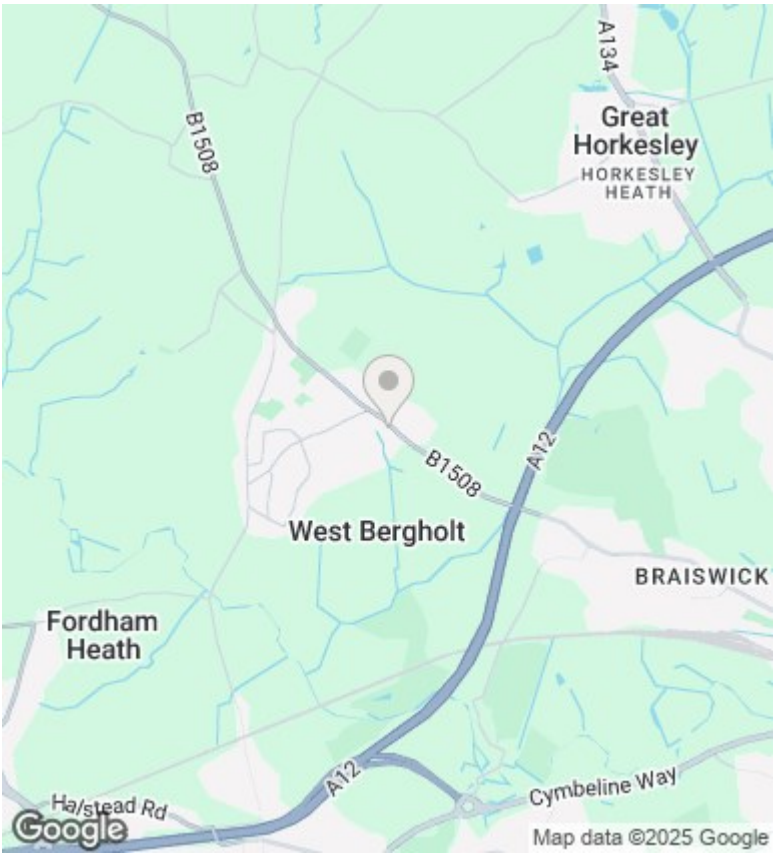
Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

C

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		75
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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	