



## 4 Dentons Terrace, Wivenhoe, Colchester, CO7 9NE

£1,350 PCM

- 2 Double Bedroom Cottage
- Bright and well-presented throughout
- On Street Parking
- Living Room with Feature Fireplace
- Private Front Garden & Courtyard
- Easy access to Wivenhoe station with direct links to London Liverpool Street
- Contemporary Fitted Kitchen
- Separate utility section

Directions

Viewings

Viewings by arrangement only. Call 01206 572555 to make an appointment.

Council Tax Band

B

EPC Rating:



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