

DURDEN & HUNT

INTERNATIONAL



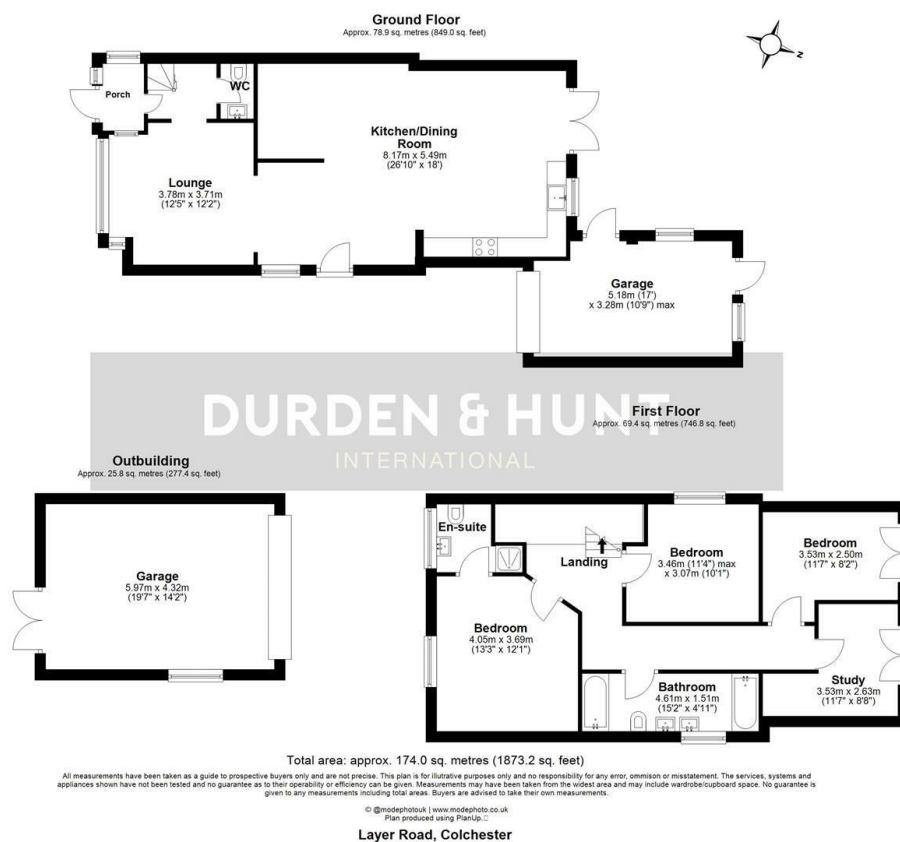
Layer Road, Colchester CO2

Offers In Excess Of £475,000

- Great Transport Links
- Two Versatile Outbuildings
- Downstairs WC
- Contemporary Family Bathroom
- Off Road Parking And Garage
- Modern Open Plan Kitchen Diner
- Primary Bedroom With En Suite
- Landscaped Front And Rear Gardens
- Separate Living Room
- Three Additional Bedrooms

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) A		
(81-91) B		84
(69-80) C	74	
(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	