



## Room 5, 176 Avon Way, Colchester, CO4 3YS

£450 Per Month

- Furnished Double Bedroom
- Private Enclosed Rear Garden
- Close To Mainline Train Station
- Modern Through-out
- Council Tax Included
- Spacious Shared Living Room
- Close To Essex University
- Fully Equipped Kitchen With Appliances
- Street Parking Within Close Proximity
- Bus Links Right Out Front

Directions

Viewings

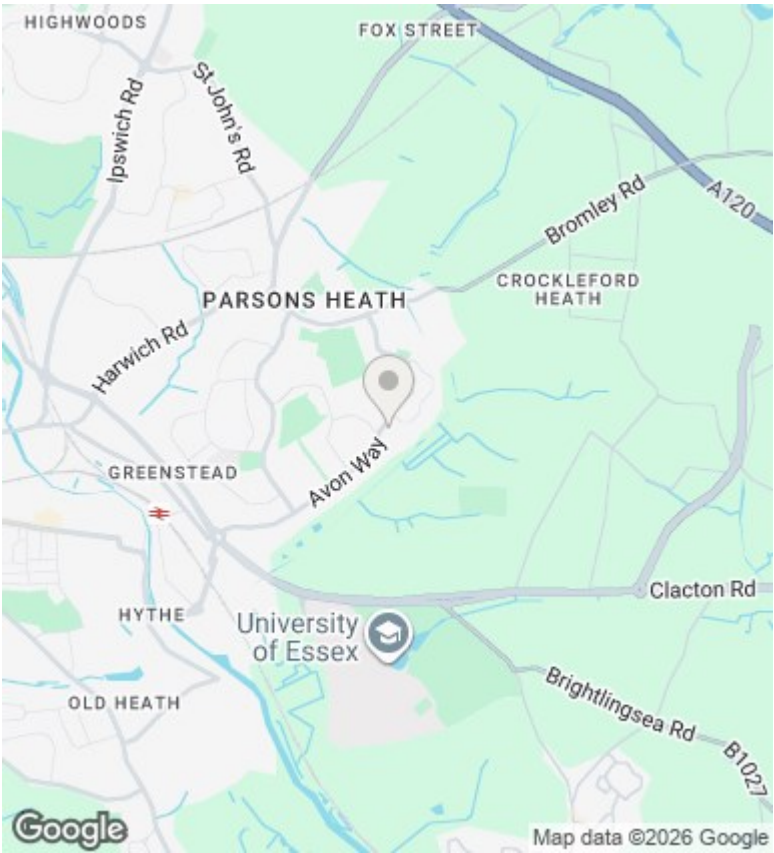
Viewings by arrangement only. Call 01206 572555 to make an appointment.

Council Tax Band

Exempt

EPC Rating:

D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |