



## 135 Magdalen Street, Colchester, CO1 2LF

£1,350 Per Month

- Characterful Three-Bedroom End-Terrace House
- Brand-New Modern Bathroom
- Powered Outbuilding Ideal As Workshop Or Storage
- Large Living/Dining Room
- Two Double Bedrooms
- Available Now
- Separate Modern Fitted Kitchen
- Private Patio Garden

## Directions

## Viewings

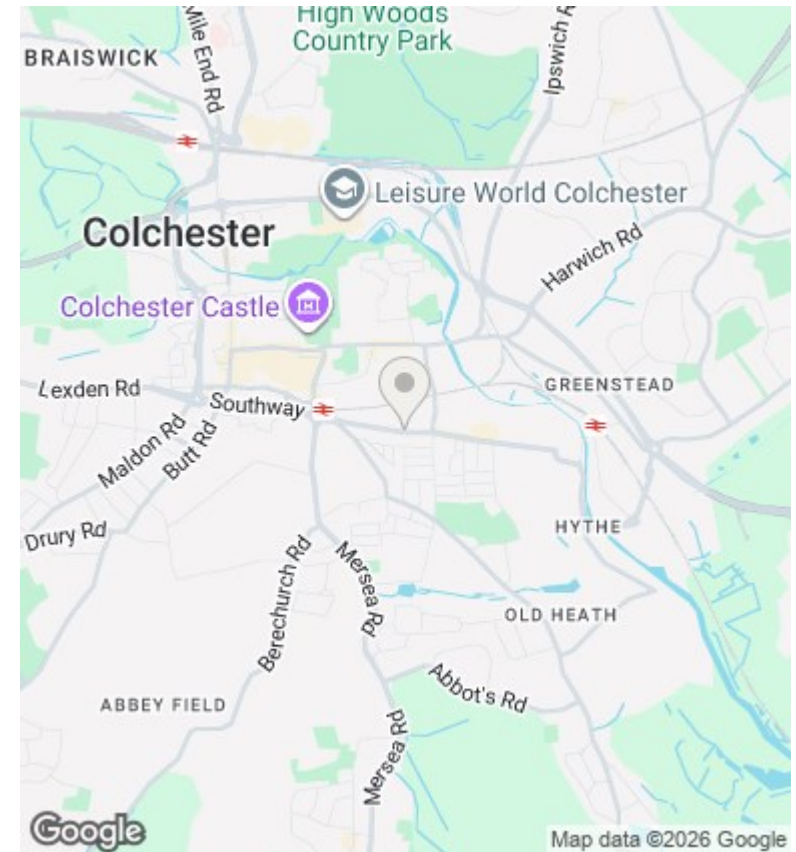
Viewings by arrangement only. Call 01206 572555 to make an appointment.

## Council Tax Band

B

## EPC Rating:

E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	