



12 Ernest Road, Wivenhoe, Colchester, CO7 9LG

£1,350 Per Month

- Two Double Bedrooms
- Ground-Floor Shower/Wet Room
- Well-Presented Throughout
- Modern Fitted Kitchen
- Private Rear Garden
- Popular Wivenhoe Location
- Separate Utility Room
- Summerhouse Included



C079/G
TOTAL FLOOR AREA: 837 sq.ft. (77.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used on such for any prospective purchaser. The nature, extent and condition of the property is not guaranteed and no guarantee as to their operability or efficiency can be given.
Made with Bluebeam (2022)



Directions

Viewings

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

Council Tax Band

B

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	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	