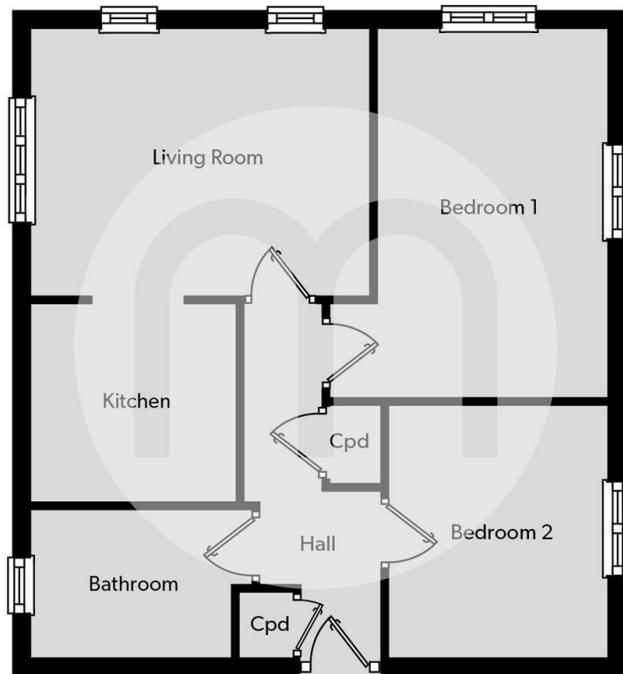




## 40 Groves Close, Colchester, CO4 5BP

£1,200 Per Calendar Month

- Two Double Bedrooms
- Close to Colchester North Station
- Convenient for Colchester Hospital
- Spacious & Bright Living Room
- Modern Family Bathroom
- Available November
- Well-Presented Throughout
- Direct Rail Links to London Liverpool Street



## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

B

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 82      |                         |
| (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 |