



## 22 Peppercorn Close, Colchester, CO4 5WS

£1,850 PCM

- Available August
- Modern Kitchen with Island
- Driveway Parking with Single Garage
- Contact Michaels Property Consultants
- Large Detached Family Home
- Living Room and Separate Dining Area
- Walking Distance to Colchester Hospital and Mainline Station
- Four Bedrooms
- Conservatory and Large Rear Garden
- Unfurnished

## Directions

## Viewings

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

## Council Tax Band

E

## EPC Rating:



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>		
(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	