



## 33 Cox Road, Colchester, CO7 8EJ

£1,395

- Three Well-Proportioned Bedrooms
- Modern Kitchen With Ample Storage And Workspace
- Located In The Popular Village Of Alresford
- Hardwood Flooring Throughout
- Separate Family Bathroom
- Close To Local Amenities, Schools, And Transport Links
- Spacious Living Room
- Private Rear Garden & Front Garden

## Directions

## Viewings

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

## Council Tax Band

C

## 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<br>2002/91/EC |           |