



## 11 Old Ferry Road, Wivenhoe, Colchester, CO7 9SW

£1,450 PCM

- Dought-After Wivenhoe Location
- Private Garage
- Close To Scenic River Walks
- Semi-Detached
- Driveway Parking
- Available Now
- Three Bedrooms
- Links To Liverpool Street



TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2020



**Directions**

**Viewings**

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

**Council Tax Band**

D

**EPC Rating:**

C

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>		70	73
(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	