

DURDEN & HUNT

INTERNATIONAL



Cedars Road, Colchester CO2

Offers In Excess Of £240,000

- Chain Free
- Two Bedrooms
- Galley Kitchen
- Ideal Location
- Family Bathroom
- Living Room
- Good Transport Links
- Downstairs WC
- Family Room

1-3 Crouch Street, Colchester, CO3 3EN

<https://www.durdenandhunt.co.uk>



Total area: approx. 61.8 sq. metres (665.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Cedars Road, Colchester



Viewings

Viewings by arrangement only. Call to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	