

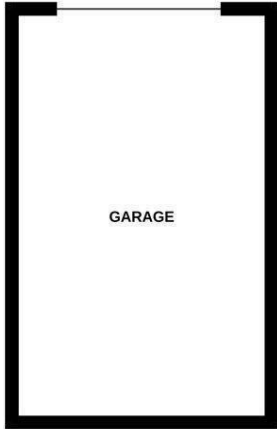


## Number 4 Lungley Rise, Colchester, Essex, CO2 9FJ

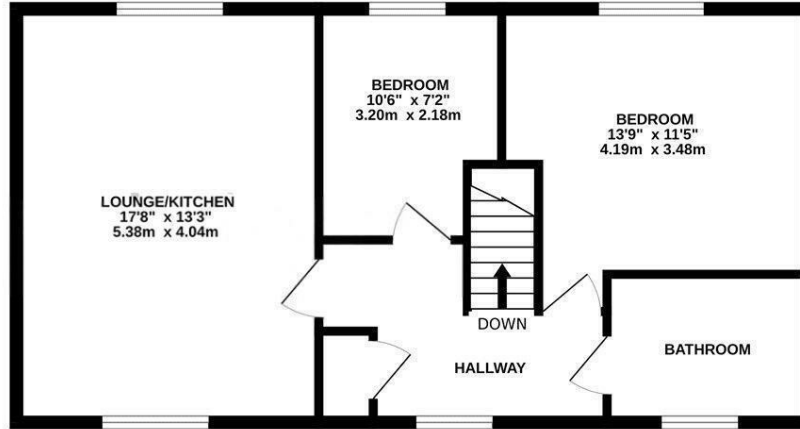
£1,150 Per Month

- Modern Two-Bedroom Coach House
- Full-Size Garage Providing Parking And Storage
- Modern Fitted Bathroom
- Spacious Open-Plan Living Room And Kitchen
- Modern Décor Throughout
- Convenient Access To Local Amenities And Transport Links
- Integrated White Goods Appliances
- Private Access

GROUND FLOOR



1ST FLOOR



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.  
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## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

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