

# DURDEN & HUNT

INTERNATIONAL



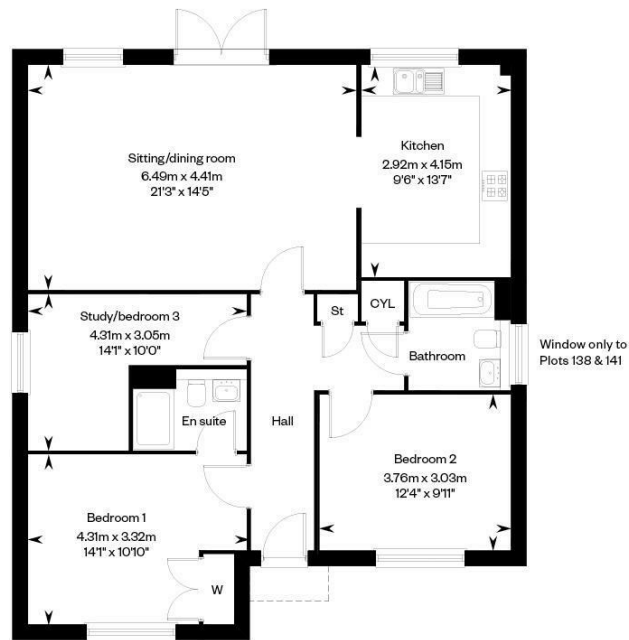
## Cinderpath Way, Great Bentley CO7

£425,000

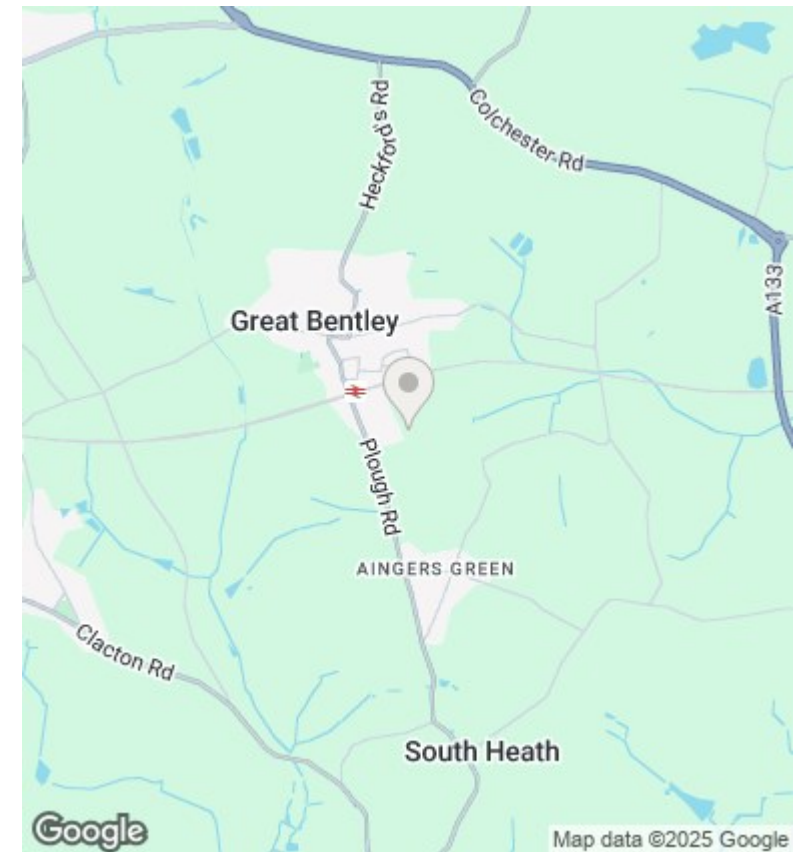
- Chain Free
- Two Private Parking Spaces
- Integrated Kitchen Appliances
- Two Further Bedrooms
- Excellent Transport Links
- Rear Garden
- Contemporary Family Bathroom
- Three Bedroom Semi Detached Bungalow
- Open Plan Living & Dining Room
- Primary Bedroom With En Suite

1-3 Crouch Street, Colchester, CO3 3EN

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



Ground floor



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

New Build

## EPC Rating:

C

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