

DURDEN & HUNT

INTERNATIONAL



Ozalid Road, Colchester CO1

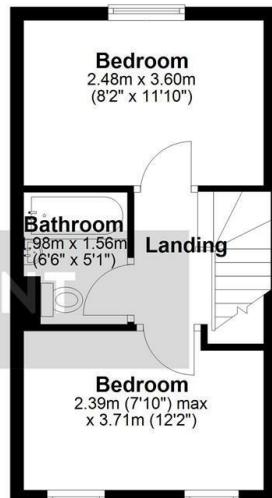
Offers In Excess Of £290,000

- Ideally Located In Colchester Town
- Integrated Kitchen Appliances
- Two Double Bedrooms
- Off Road Parking
- Open Plan Living
- End Terrace Plot
- Good Sized Garden
- Downstairs WC
- Contemporary Family Bathroom

Ground Floor
Approx. 25.3 sq. metres (272.8 sq. feet)



First Floor
Approx. 25.6 sq. metres (275.7 sq. feet)



Total area: approx. 51.0 sq. metres (548.5 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/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Ozalid Road, Ozalid Road

Viewings

Viewings by arrangement only. Call to make an appointment.

Council Tax Band

C

EPC Rating:

B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC