



## Damask Road, Colchester CO3

Offers In Excess Of £400,000

- Off Road Parking And Garage
- Three Bedrooms With Built In Storage
- Great Condition Throughout
- Good Sized Garden
- Downstairs WC
- Good Transport Links
- Modern Kitchen, Living And Dining Room
- Separate Reception Room

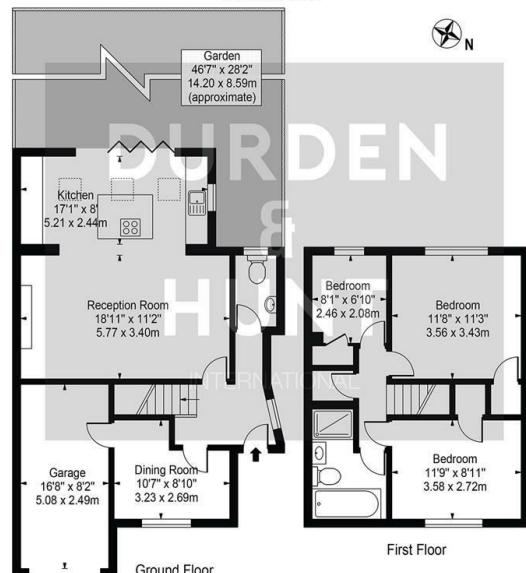
Damask Road,  
Stanway, Colchester, CO3 0HG

Approx. Total Internal Area 1164 Sq Ft - 108.14 Sq M

(Including Garage)

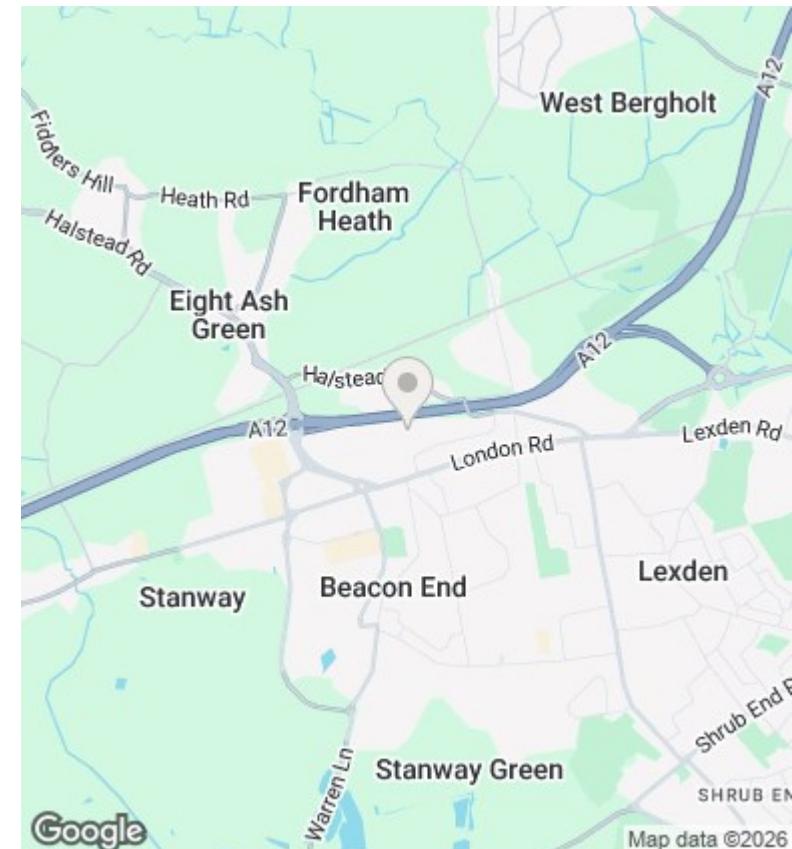
Approx. Gross Internal Area 1020 Sq Ft - 94.76 Sq M

(Excluding Garage)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

C

## EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		