

# DURDEN & HUNT

INTERNATIONAL



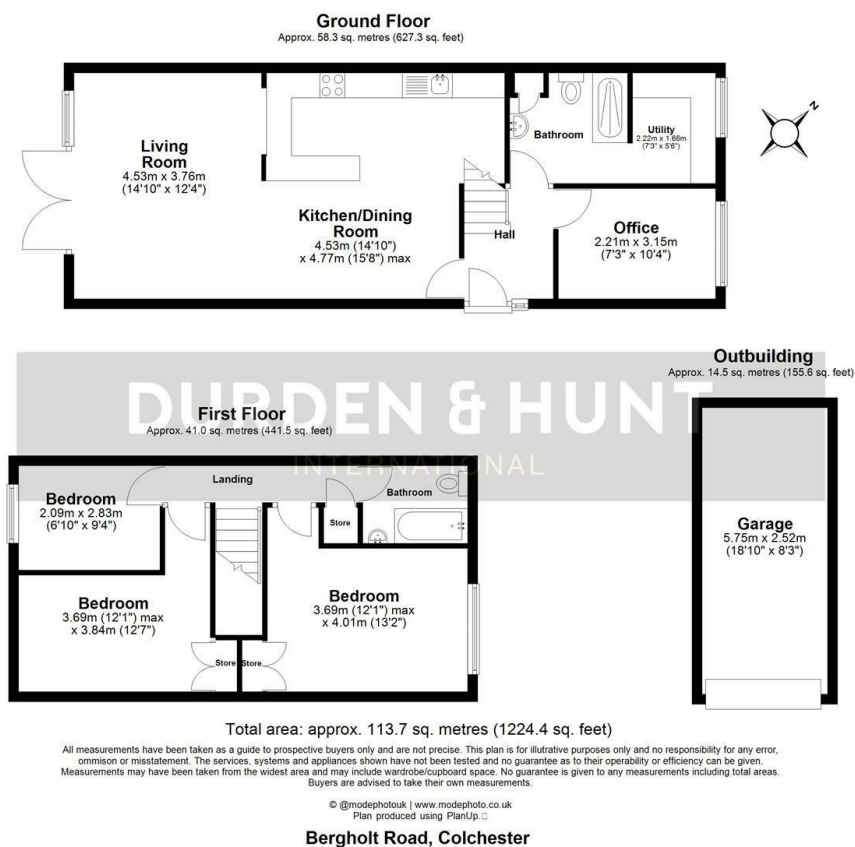
## Bergholt Road, Colchester CO4

£400,000

- Chain Free
- Off Road Parking & Garage
- Living Room & Separate Home Office
- Contemporary Family Bathroom
- Ideally Located For Colchester Rail Station
- Good Sized Garden
- Downstairs Bathroom & Utility Room
- Excellent Local Amenities
- Open Plan Kitchen Diner
- Three Bedrooms

1-3 Crouch Street, Colchester, CO3 3EN

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



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	