

DURDEN & HUNT

INTERNATIONAL



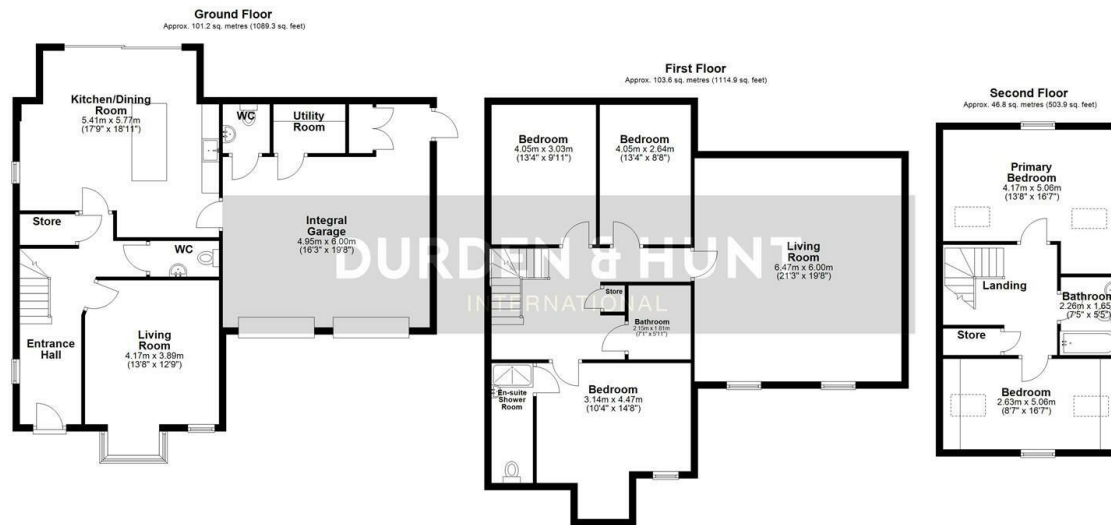
Discovery Drive, Colchester CO2

Offers In Excess Of £800,000

- Impressive Detached Residence
- Good Sized Rear Garden
- Open Plan Living
- Two Contemporary Family Bathroom's
- Over 2,700 SQ ST
- Versatile Layout
- Two Downstairs WC's And Utility Room
- Double Integral Garage And Off Road Parking
- Multiple Reception Rooms
- Five Bedrooms, One With En Suite

1-3 Crouch Street, Colchester, CO3 3EN

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

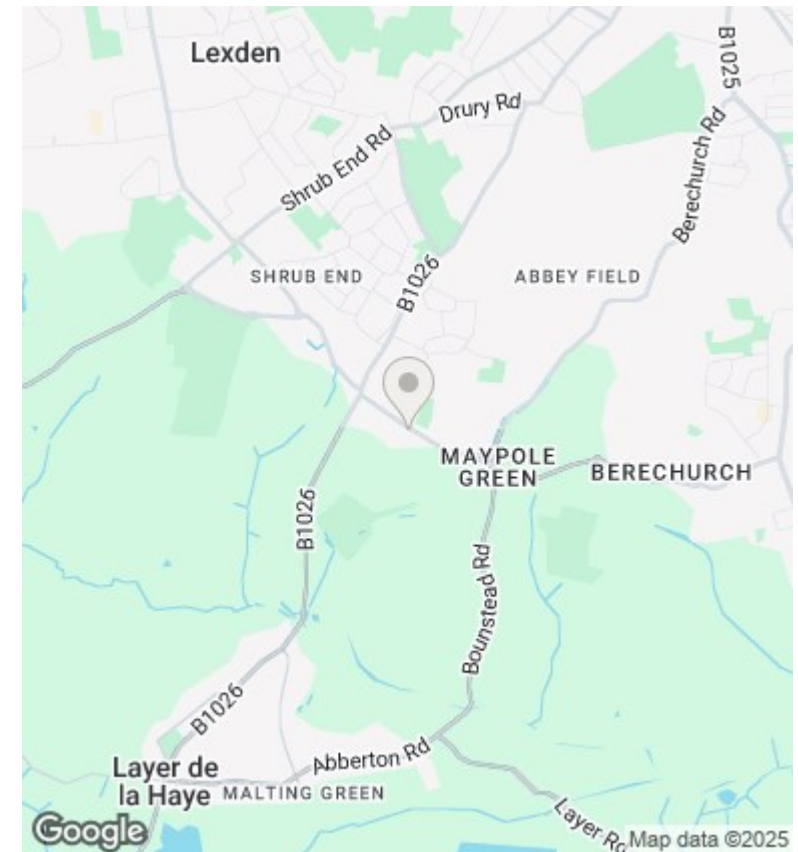


Total area: approx. 251.6 sq. metres (2708.1 sq. feet)

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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Plan produced using PlanIt24

Discovery Drive, Colchester



Viewings

Viewings by arrangement only. Call to make an appointment.

Council Tax Band

F

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(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	