

# DURDEN & HUNT

INTERNATIONAL



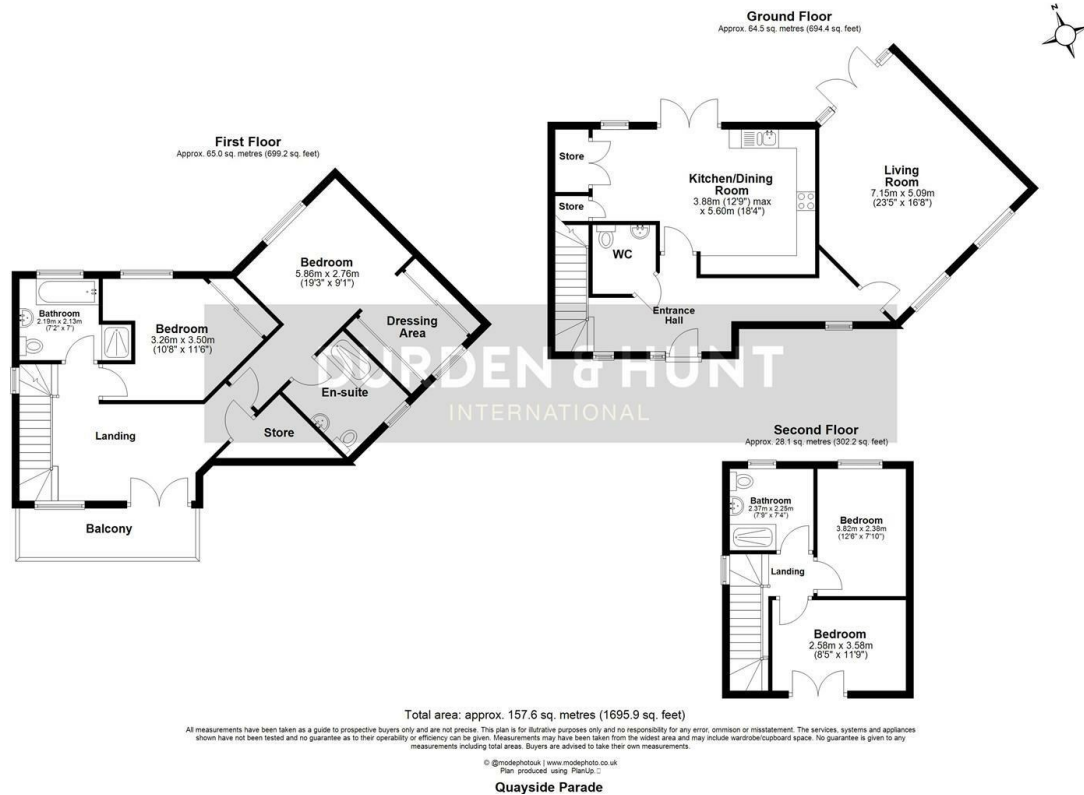
## Quayside Parade, Colchester CO5

Offers In Excess Of £475,000

- Picturesque Riverside Location
- Private Balcony
- Downstairs WC
- Two Family Bathrooms
- Two Allocated Parking Spaces
- Spacious Living Room
- Primary Bedroom With En Suite And Dressing Area
- Good Sized Garden
- Open Plan Kitchen Diner
- Three Further 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

E

## EPC Rating:

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	