

# DURDEN & HUNT

INTERNATIONAL



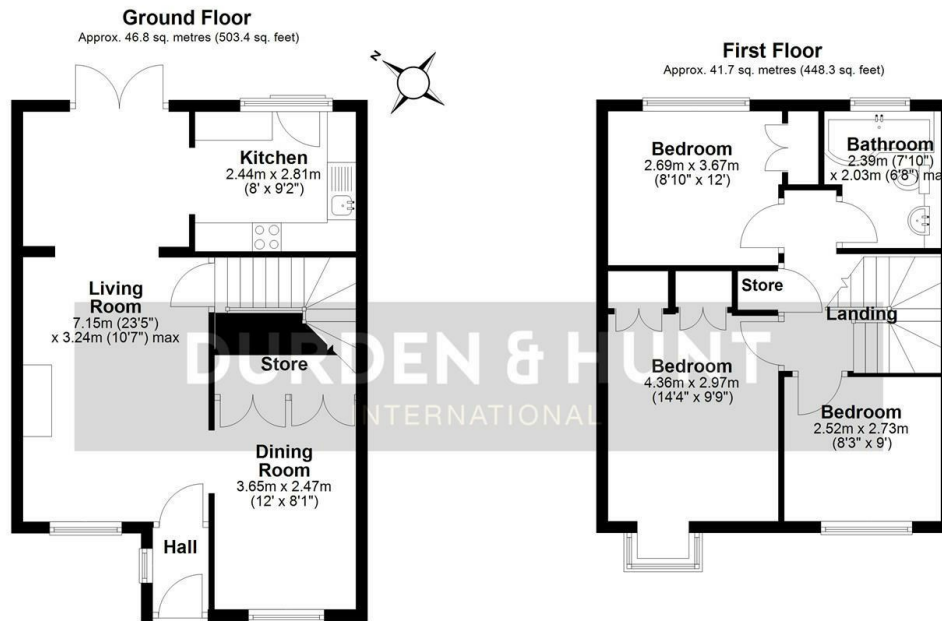
## Ranger Walk, Colchester CO2

Offers Over £350,000

- Great Transport Links
- Rear Garden With Feature Pond
- Stylish Kitchen
- Well Maintained Throughout
- Large Through Lounge
- Three Bedrooms
- Off Road Parking
- Separate Dining Room
- Contemporary Family Bathroom

1-3 Crouch Street, Colchester, CO3 3EN

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

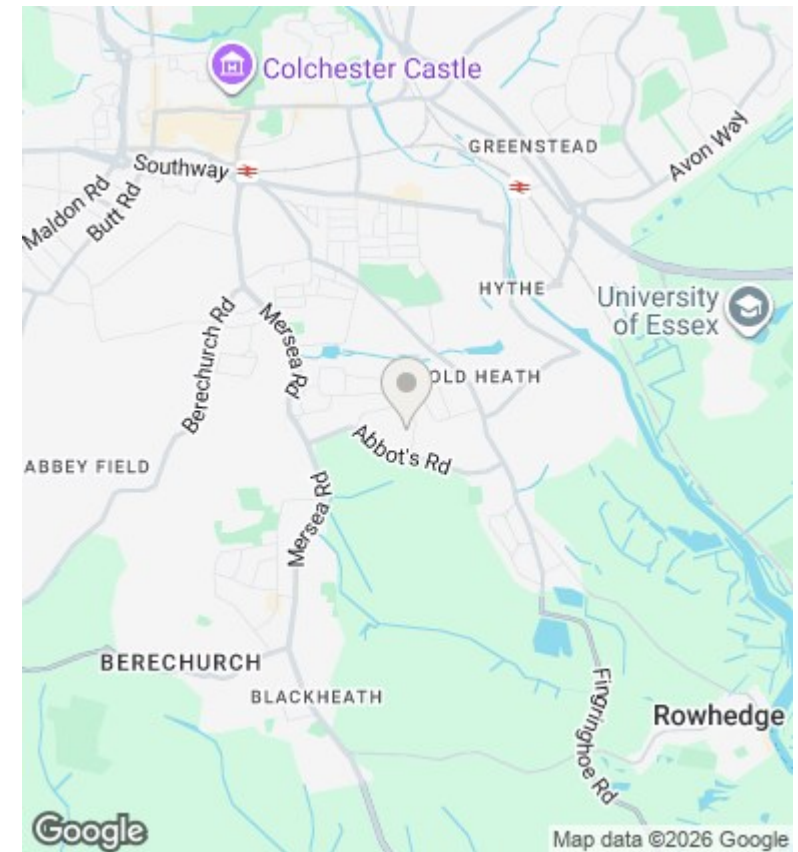


Total area: approx. 88.4 sq. metres (951.7 sq. feet)

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.

© @modephoto | www.modephoto.co.uk  
Plan produced using PlanUp...

Ranger Walk, Colchester



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

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>	<b>72</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	