

DURDEN & HUNT

INTERNATIONAL



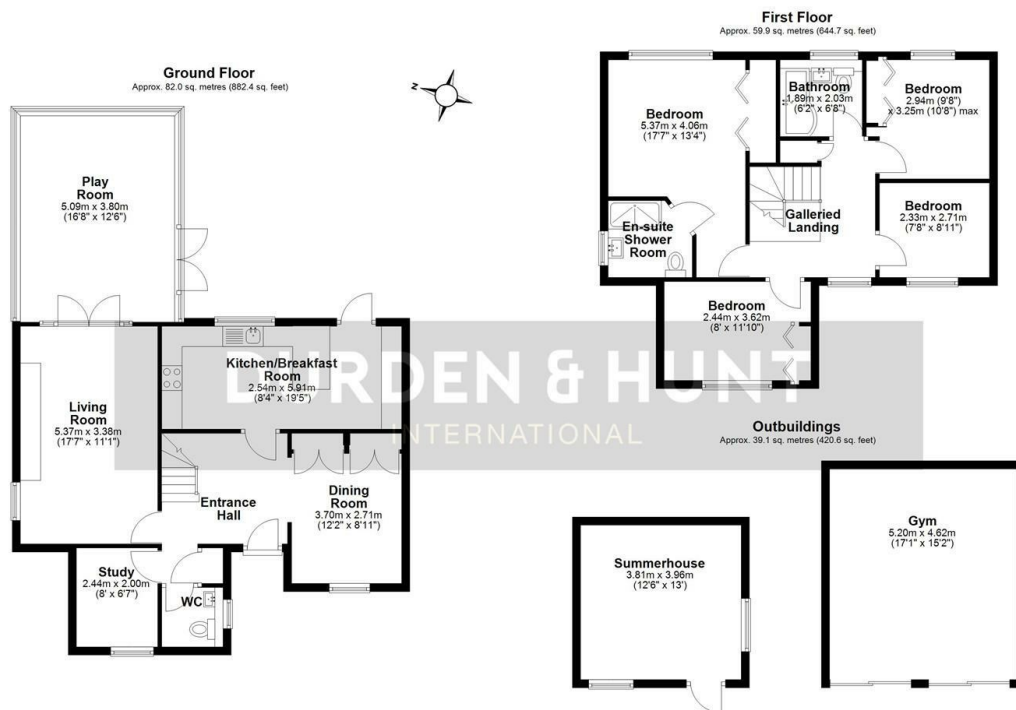
Edward Marke Drive, Colchester CO5

Offers Over £575,000

- Village Location
- Off Road Parking
- Downstairs WC
- Three Additional Bedrooms
- Detached Family Home
- Home Gym
- Integrated Kitchen Appliances
- Spacious Garden With Summer House
- Multiple Reception Rooms
- Primary Bedroom With En Suite

1-3 Crouch Street, Colchester, CO3 3EN

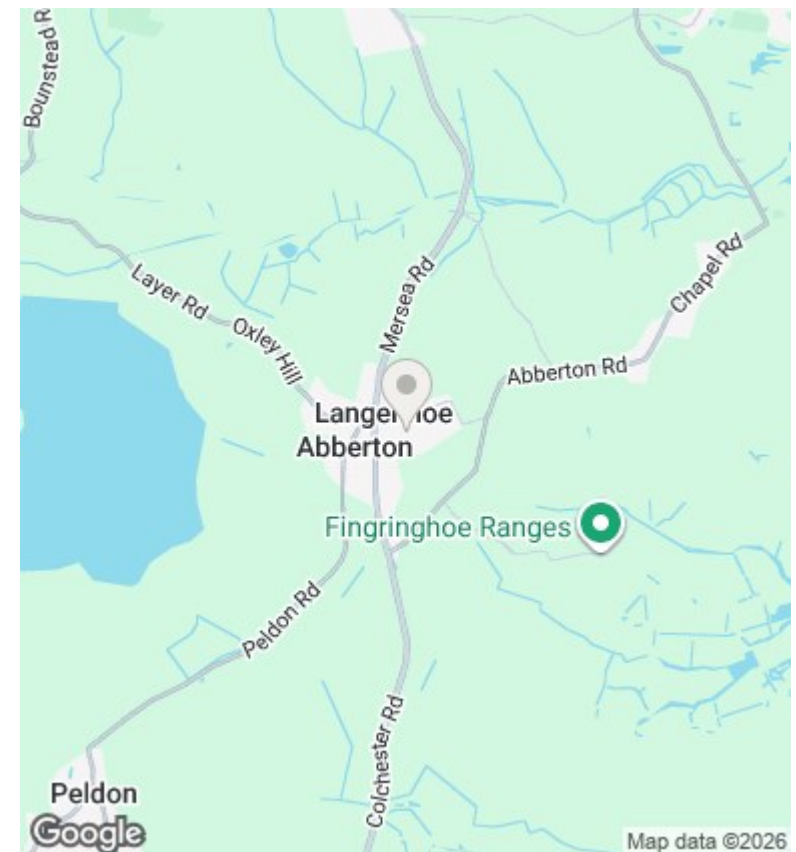
<https://www.durdenandhunt.co.uk>



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 PlanUS 3.0

Edward Marke Drive, Langenhoe



Viewings

Viewings by arrangement only. Call to make an appointment.

Council Tax Band

F

EPC Rating:

D

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |